

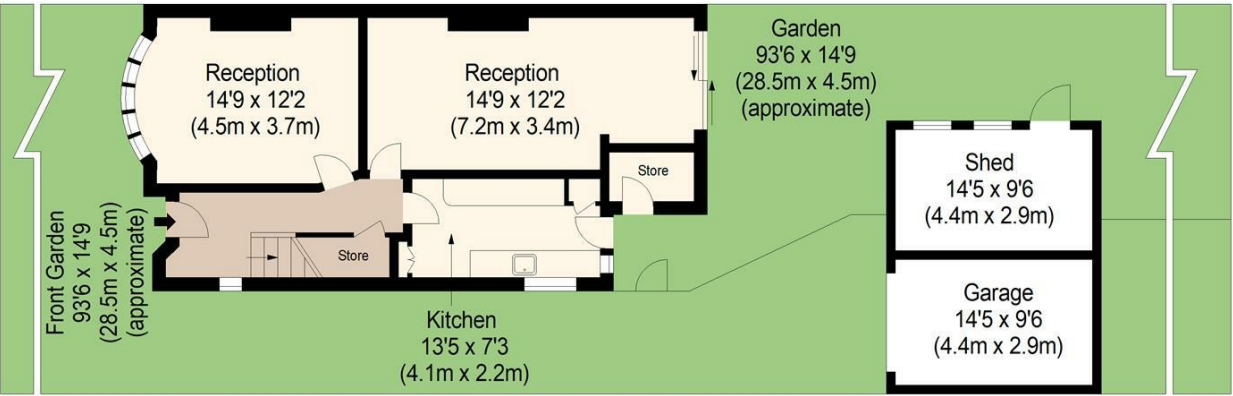
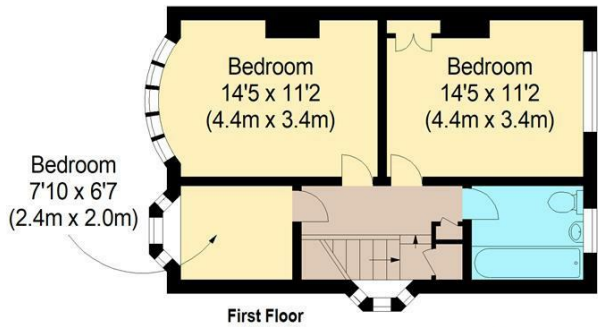
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



william rose

The Avenue, E4

Approximate Gross Internal Floor Area : 117.79 sq m / 1268 sq ft
Garage/ Shed : 25.08 sq m / 270 sq ft



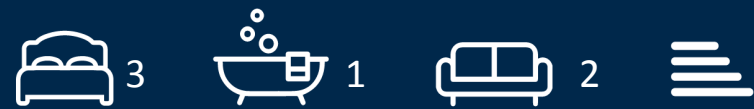
247 The Avenue, Highams Park, London, E4 9SE

Offers Over £725,000

- Charming 1930s three-bedroom semi-detached home
- Two spacious reception rooms
- Three well-proportioned bedrooms and family bathroom
- Potential to extend to rear, side, or loft (STPP)
- Close to popular schools, parks, shops, and amenities
- Chain free and full of potential
- Separate kitchen with access to large rear garden
- Large front and rear gardens plus garage and shed
- Short walk to Highams Park Station (direct to Liverpool Street)
- Ideal project for families

247 The Avenue, London E4 9SE

Chain-free 1930s three-bedroom semi-detached home on The Avenue, Highams Park. Well maintained with fantastic potential to modernise and extend (STPP), close to the station, schools, and amenities. A superb family project opportunity.



Council Tax Band: E



Charming 1930s Three Bedroom Semi-Detached Home on The Avenue, Highams Park – Chain Free

Situated on one of Highams Park's most desirable roads, this charming three-bedroom 1930s semi-detached family home is bursting with potential. Offered chain free and lovingly maintained over the years, it now presents an exciting opportunity for modernisation, allowing buyers to create a bespoke family home to their exact tastes.

The spacious ground floor features two bright and versatile reception rooms, perfect for family life and entertaining, alongside a separate kitchen which leads directly onto a generous private rear garden. The garden also benefits from a large shed and a garage, offering excellent storage and the potential for conversion or extension (subject to planning permission, STPP).

Upstairs, the property offers two substantial double bedrooms, a third bedroom ideal for a nursery, home office, or dressing room, and a family bathroom. A large front garden also provides space for potential off-street parking (STPP). This home offers fantastic potential for further development, including rear, side, or loft extensions (subject to the usual consents), making it a superb long-term investment opportunity.

Location Highlights:

- Just a short walk to Highams Park Station (around 10 minutes) with direct trains to London Liverpool Street in approximately 25 minutes.
- Easy access to Walthamstow Central for Victoria Line connections into the West End and City.
- Close to a fantastic range of amenities, including Highams Park Village, Tesco Superstore, and an array of cafés, shops, and leisure facilities.
- Excellent schooling options nearby, including Selwyn Primary School, Handsworth Primary School, and Highams Park School.
- Beautiful open spaces such as Highams Park Lake and Epping Forest are within easy reach for outdoor recreation.

Offering generous proportions, a prime location, and outstanding scope for improvement and expansion, this property is a rare and exciting opportunity for families and developers alike.