

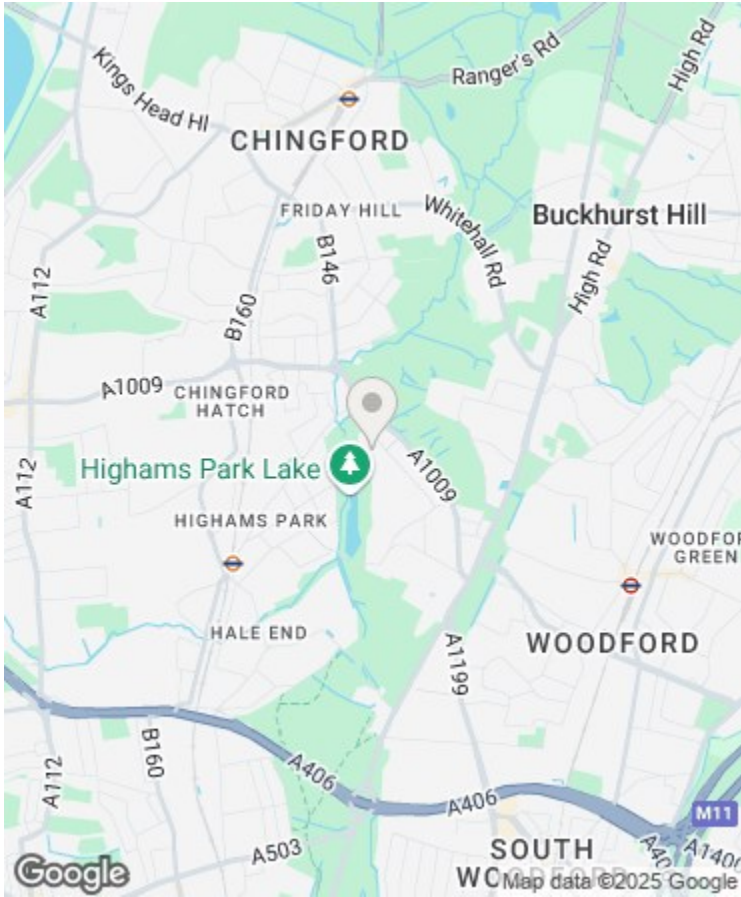
Directions

Viewings

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

EPC Rating

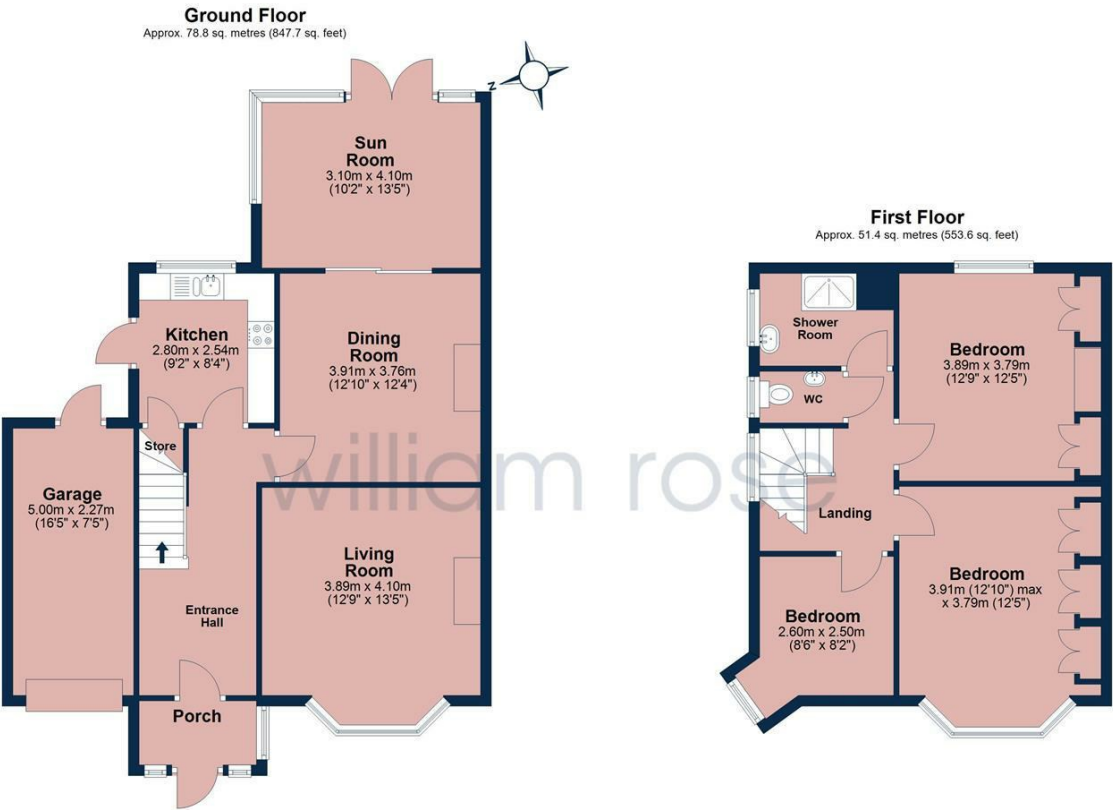
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



15 Keynsham Avenue, Woodford Green, IG8 9SZ

Asking Price £800,000

- Three-bedroom semi-detached
- Walking distance to Highams Park and its scenic lake
- Well-maintained garden
- Sun room
- Walking distance to amenities and schools
- 1930's style
- Driveway and garage
- Two reception rooms
- Separate bathroom & cloakroom
- Excellent transport links via Higham's Park Station to London Liverpool Street



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Located on the highly sought-after Higham's Estate, this charming three-bedroom semi-detached family home on Keynsham Avenue offers a perfect blend of classic character and modern potential. The property is ideally positioned within walking distance of Higham's Park, a beautiful green space featuring a picturesque lake, café, and woodland walks, while also offering excellent access to local schools, amenities, and Higham's Park Station with swift links to London Liverpool Street.

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Council Tax Band: E



As you enter the home through a welcoming porch, you're greeted by a spacious entrance hall that sets the tone for the rest of the property. To the front lies a bright and generously sized living room featuring a bay window, perfect for family gatherings. Adjacent is a formal dining room with French doors opening into a lovely sun room overlooking the rear garden, offering a peaceful space for relaxation or entertaining. The kitchen, accessible from the hallway and opening onto the dining room, provides plenty of scope for modernisation and extension (subject to planning). There's also a handy understairs store and internal access to a good-sized garage. Upstairs, the first floor comprises three well-proportioned bedrooms — two large doubles and a comfortable single — along with a family shower room and a separate WC.

Keynsham Avenue is part of the prestigious Higham's Estate, a desirable residential area known for its attractive 1930s homes, tree-lined streets, and close-knit community feel. Residents benefit from being a short stroll away from Higham's Park, a much-loved open space with its tranquil lake, woodland walks, and the popular Humphry's Café. The area boasts excellent local amenities including independent shops, supermarkets, and a choice of highly regarded primary and secondary schools. Higham's Park Station provides quick and convenient rail services into London Liverpool Street in under 30 minutes, making it ideal for commuters. The nearby A406 and M11 offer easy road links to the city and beyond. This family-friendly location continues to grow in popularity thanks to its green spaces, transport connections, and welcoming neighbourhood atmosphere.

Property Information / Disclaimer
FREEHOLD

EPC Rating: tbc
Council Tax Band: E (Waltham Forest)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the

property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.