

BREENS

Balliol Avenue

London · E4

OFFERS IN EXCESS OF

£715,000

FREEHOLD



BREENS

THE HOME

Balliol Avenue

London · E4

KEY FEATURES

- THREE BEDROOM
- SEMI DETACHED
- OFF STREET PARKING
- GARAGE
- BEAUTIFUL REAR GARDEN
- FIRST FLOOR BATHROOM
- CHAIN FREE

EPC RATING

COUNCIL TAX BAND

E

3	1	2
BEDROOMS	BATHROOMS	RECEPTIONS







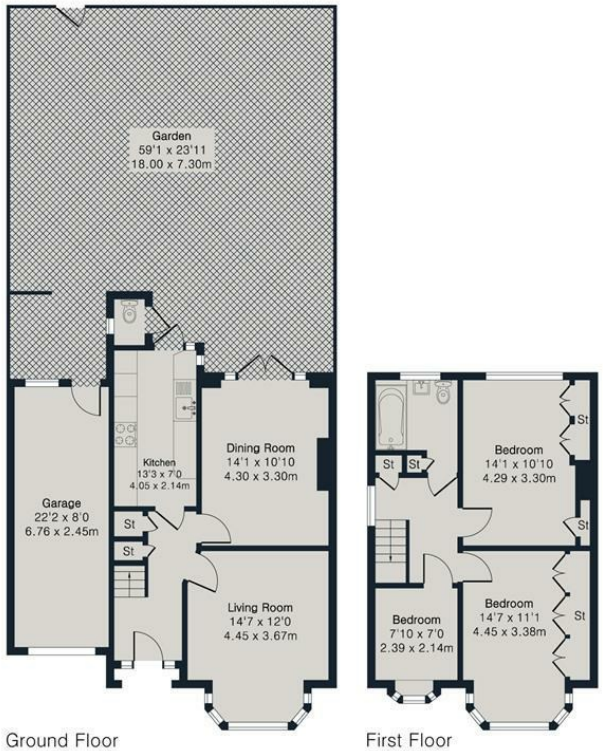




FLOOR PLAN

APPROX. 0.00 SQ FT

Approximate Gross Internal Area 1009 sq ft - 94 sq m
(Excluding Garage)
Ground Floor Area 512 sq ft – 48 sq m
First Floor Area 497 sq ft – 46 sq m
Garage Area 178 sq ft – 17 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

BREENS

BREENS

GET IN TOUCH

02085315454

highamspark@breens.property

www.breens.property

VISIT US

2 Broadway Parade, Winchester Road, Highams Park, E4 9LG

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.