



Winchester Road, London E4 9LJ

Guide price £590,000

PLEASE CHECK OUT OUR VIRTUAL TOUR OF THIS AMAZING HOUSE !

Birchills Estate Agents are very pleased to offer the sales market this 4 bedroom house, within very close walking distance to Highams Park Overground Train Station.

The first floor boasts 3 double bedrooms, single bedroom, and a large family bathroom.

The ground floor offers 2 reception rooms, downstairs WC, separate kitchen, and a separate utility room.

To the rear of this lovely home is a very sunny south facing garden with patio area.

There is plenty of on street resident permit parking to the front, and this home is very close to good local schools and shops.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous family home to sell very quickly.

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Kitchen
11'5" x 9'2" (3.5 x 2.8)



Separate Utility Room
6'2" x 6'2" (1.9 x 1.9)



Reception Room 1
12'9" x 11'5" (3.9 x 3.5)



Downstairs WC
5'2" x 2'7" (1.6 x 0.8)



Reception Room 2
15'1" x 11'1" (4.6 x 3.4)



Double Bedroom
13'1" x 8'10" (4 x 2.7)



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Double Bedroom



Single Bedroom



Family Bathroom 8'10" x 5'10" (2.7 x 1.8)



Garden

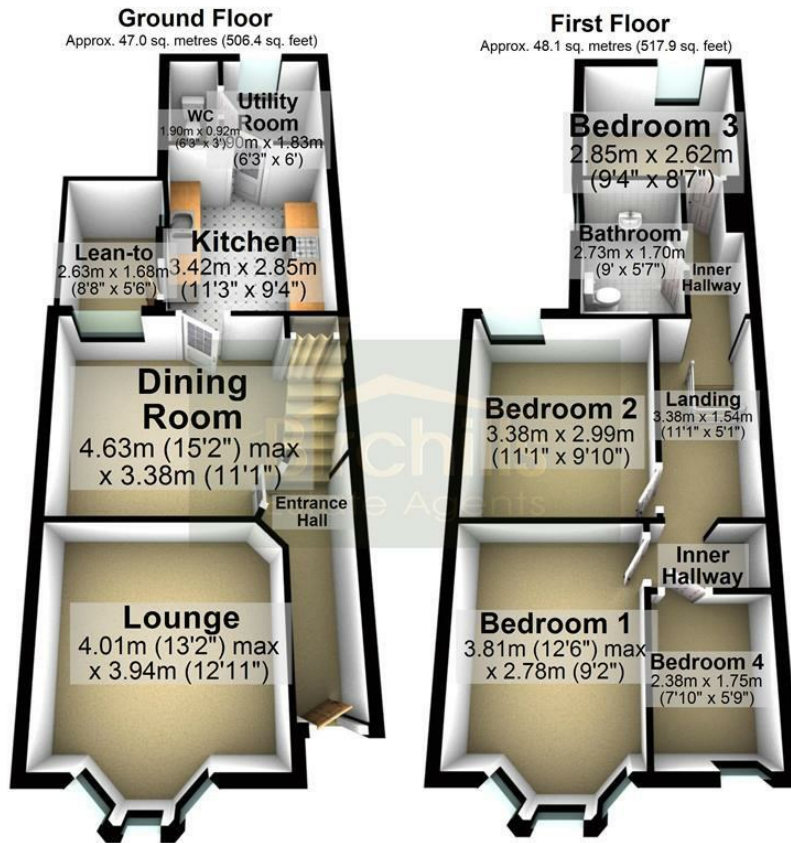


Double Bedroom 9'2" x 8'6" (2.8 x 2.6)



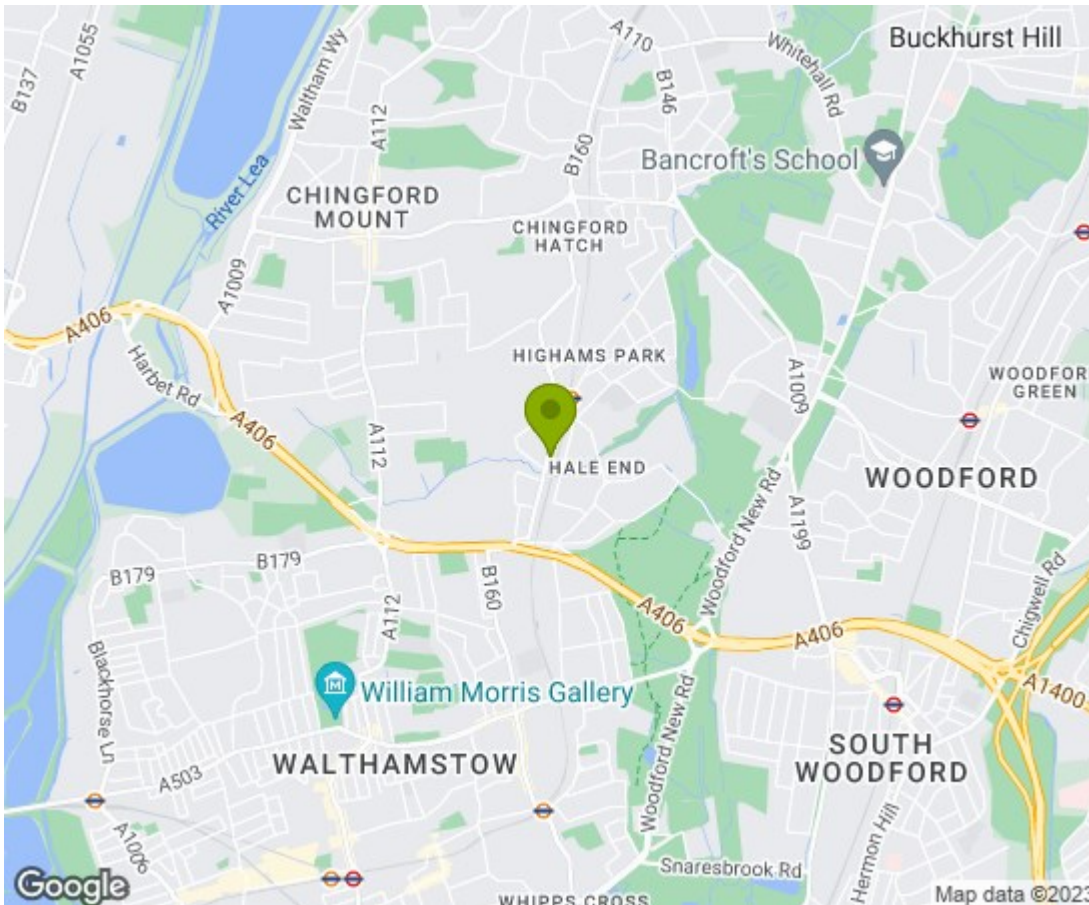
Patio





Total area: approx. 95.2 sq. metres (1024.3 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are Internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Floor Area of any Outbuilding may be included in overall Total. Drawn by SPG. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

