



Falmouth Avenue, London, E4

BUTLER  STAG



A beautifully appointed, five bedroom, semi detached period family home located close to Highams Park Overground (TFL Zone 4), the open spaces of Highams Park Lake and with sought after schooling nearby.



- Five bedrooms
- Period Features
- 80' Rear Garden
- Highams Park Overground (TFL Zone 4)
- Semi Detached
- High Ceilings
- Tree Lined Avenue
- Sought After Local Schooling

Located on a pretty tree lined avenue, Butler & Stag are delighted to offer for sale this beautifully appointed five bedroom semi detached family home. The property has been thoughtfully updated over the years but maintains many period correct features that make this style of home so popular.

On the ground floor, entering via the plantation style storm porch you will be greeted by a wide entrance hall with striped and polished wood flooring. The bay fronted through reception has high ceilings with period mouldings, feature fireplaces and is filled with natural light. Moving through the house, the kitchen/breakfast room is a cosy place for mealtimes and at the rear, there is a sunny morning room with doors out to the 80' rear garden.

Upstairs, there are five well proportioned bedrooms (bedrooms one and four with en-suite facilities), family bathroom and useful storage leading off bedroom five/study.

To the front of the property, the low wall enclosed garden has an established lawn and off street parking for several vehicles. At the rear, the mature garden extends approximately 80' and is planted with a mixture of established shrubs, plants and bushes.

Falmouth Avenue is a broad turning that is popular with families, given its proximity to the open spaces of Highams Park lake, the characterful local high street, excellent array of local schools (both state and private) and with Highams Park (TFL Zone 4) giving access to the City and West End within thirty minutes.

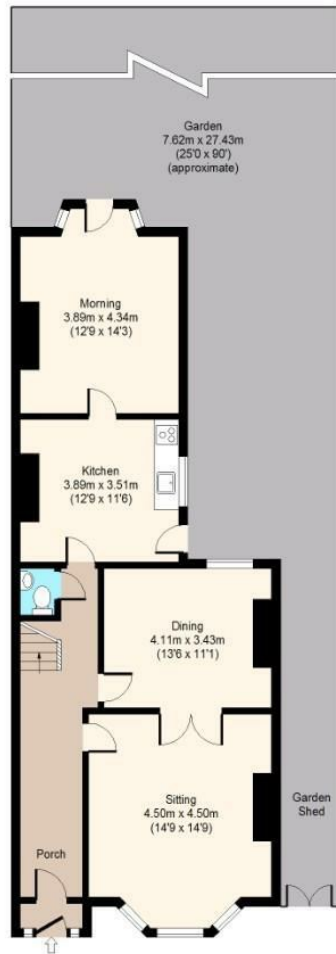




Falmouth Avenue,

Ground Floor

Approx. 85.56 Sq. meters (921 Sq. feet)



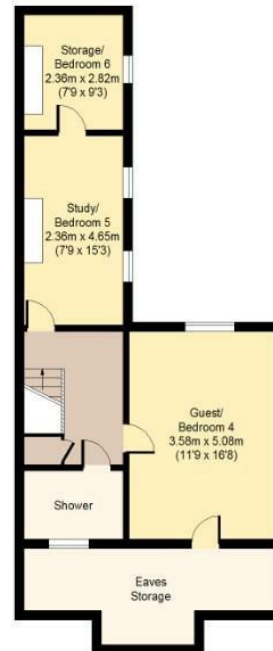
First Floor

Approx. 80.08 Sq. meters (862 Sq. feet)



Second Floor

Approx. 63.17 Sq. meters (680 Sq. feet)



Total area: approx. 228.81 Sq. meters (2463 Sq. feet) (including Eaves Storage)
Total area: approx. 216.09 Sq. meters (2326 Sq. feet) (Excluding Eaves Storage)
For illustration purposes only - not to scale

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.