



Waverley Avenue, London, E4

BUTLER & STAG



Guide Price £700,000 - £725,000

Situated on a popular residential street, this well-proportioned three-bedroom home offers generous living space across three floors, making it ideal for growing families or those seeking flexible accommodation.



Freehold

- Mid Terraced Family Home
- Spacious Kitchen/Dining Area
- Highams Park/Chingford (TFL 5) + Meridian Waters Transport
- Four Bedrooms/Two Bathrooms
- Downstairs Shower Room/Utility Room
- Close To Local Parkland

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room to the front. To the rear, a large open-plan kitchen/breakfast room provides an excellent space for everyday living and entertaining, flowing through to a separate dining room. A useful utility area and ground floor bathroom add further practicality.

On the first floor, the property offers three well-sized bedrooms, including a particularly spacious principal bedroom and a second double bedroom. A modern family bathroom serves this level.

The fourth bedroom is located on the second floor benefiting from additional eaves storage.

With approximately 1,378 sq ft of internal space, this home combines generous room sizes with a flexible layout, suited to modern living.

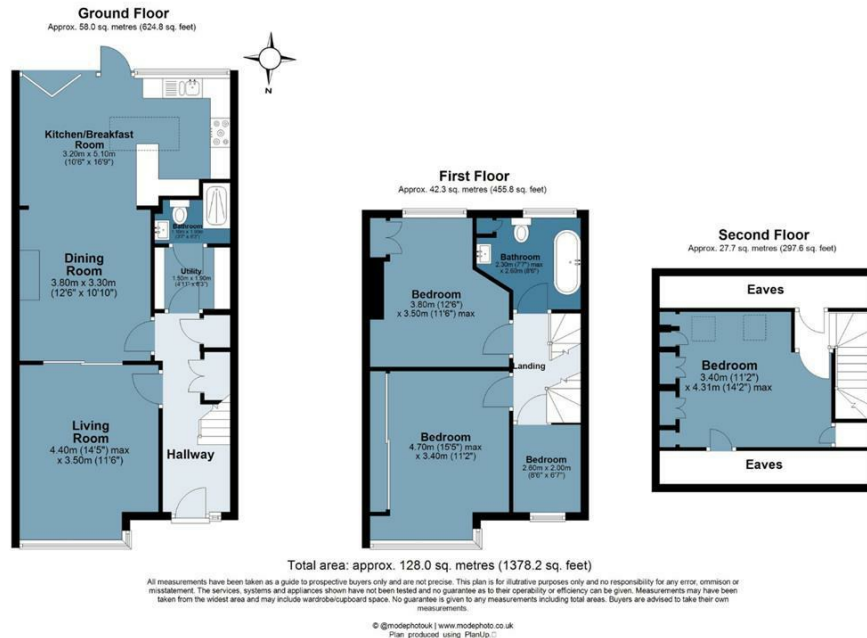




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Approx. Gross Internal Area 128.0 sq. metres 1378.2 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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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.