

Directions

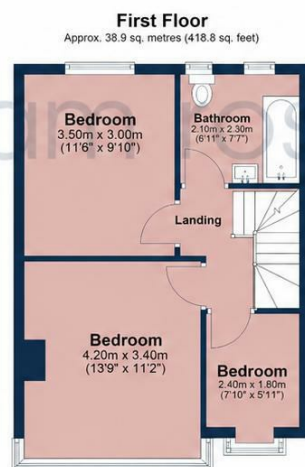
Viewings

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

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 123.0 sq. metres (1324.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Rolls Park Road



22 Rolls Park Road, Highams Park, London, E4 9BH

Guide Price £800,000

- Beautifully refurbished family home
- Walking distance to Highams Park Station
- Two bathrooms plus ground-floor WC
- Aluminium Crittall-style garden doors
- Private low-maintenance rear garden
- Sought-after Rolls Park Road location
- Five bedrooms, or four plus study
- Stylish open-plan kitchen/dining room
- Elegant herringbone flooring
- Opposite Ainslie Wood,

22 Rolls Park Road, London E4 9BH

A beautifully refurbished family home on sought-after Rolls Park Road, offering stylish and flexible accommodation arranged over three floors. With five bedrooms, two bathrooms, a spacious open-plan kitchen/dining room, elegant design features and a private rear garden, the property is ideally suited to modern family living. Positioned opposite Ainslie Wood and within easy reach of Highams Park Station, it combines a leafy setting with excellent commuter convenience.



Council Tax Band: E



Set on the ever-popular Rolls Park Road, this beautifully refurbished family home has been finished to an exceptionally high standard throughout, combining elegant contemporary styling with practical, well-planned accommodation arranged over three floors. Immaculately presented from top to bottom, the property offers generous living space, five bedrooms or four with a dedicated study, two bathrooms, a ground-floor WC and a private rear garden.

The ground floor opens into a welcoming entrance hall featuring classic checkerboard tiled flooring, creating an immediate sense of style and character. This leads into a bright and comfortable front living room, ideal as a relaxing family space or more formal reception room. To the rear, the home opens into an impressive open-plan kitchen and dining room, thoughtfully designed as the heart of the house. This impressive area is enhanced by elegant herringbone oak flooring throughout, complemented by sleek modern finishes and striking aluminium Crittall-style doors opening directly onto the garden, creating a seamless indoor-outdoor feel. This stylish space is perfect for entertaining, family dining and everyday living, while a convenient ground-floor WC completes this level.

Before reaching the first floor, the staircase is beautifully finished with a herringbone pattern runner, complemented by black edging and traditional stair rods, further enhanced by feature wall panelling, creating a refined sense of character and design continuity throughout the home.

The first floor offers two well-proportioned bedrooms, including a generous principal-style bedroom to the front, a further double bedroom overlooking the rear, and a beautifully appointed family bathroom. A third bedroom is perfect for home working, study or occasional guest use.

The second floor provides two additional bedrooms and a further modern shower room, making the layout particularly well suited to families, guests or those looking for flexible space across multiple floors. The top-floor arrangement also works well for older children, visiting family or a private work-from-home setup.

Externally, the property enjoys a private rear garden, designed with low-maintenance artificial lawn, offering a practical yet highly usable outdoor space for dining, entertaining or relaxing during the warmer months.

Highams Park is a popular and characterful neighbourhood, known for its village feel, green spaces, and strong sense of community. The property is ideally positioned directly opposite Ainslie Wood, a beautiful ancient woodland—perfect for dog walks and easy access to nature.

There is a growing selection of independent cafés, restaurants, and local pubs including The Royal Oak and The Stag & Lantern, contributing to the area's vibrant yet relaxed atmosphere. Highams Park Station is within easy reach, providing direct services to London Liverpool Street, making this an excellent choice for commuters.