

Directions

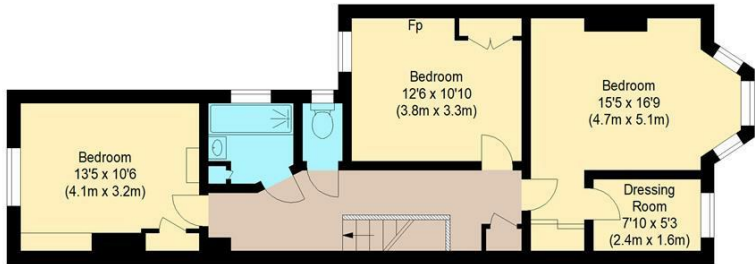
Viewings

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

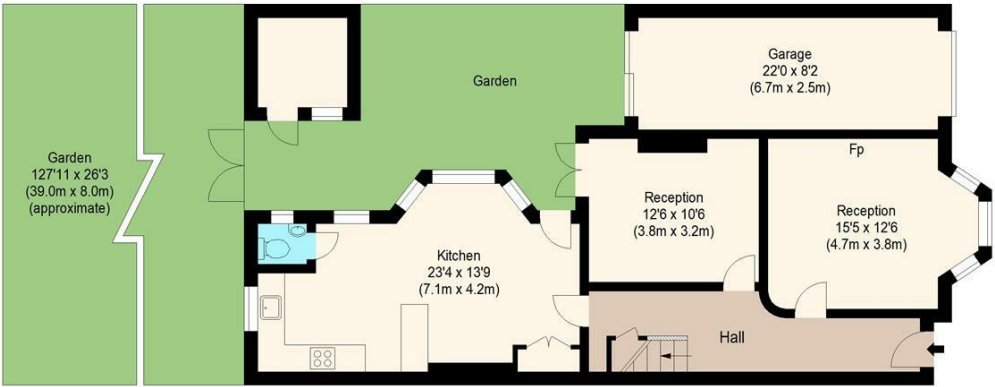
EPC Rating

D

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C		63	
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



First Floor



Ground Floor

william rose

The Avenue, E4

Approximate Gross Internal Floor Area : 152.82 sq m / 1645 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 12/5/2025



48 The Avenue, Highams Park, London, E4 9LD

Guide Price £950,000

- Guide Price £950,000 - £1,000,000
- Chain free
- Beautiful private rear garden
- Prime location - Walking distance to station, schools, shops & parks
- Three spacious bedrooms plus dressing room
- Victorian semi-detached family home
- Two bright reception rooms with period features
- Off-street parking for multiple cars and garage
- Downstairs WC and first floor family bathroom
- Large kitchen/diner with garden access



## 48 The Avenue, London E4 9LD

Guide Price £950,000 - £1,000,000 A charming and spacious three-bedroom Victorian semi-detached home on one of Highams Park's most desirable roads. With period features, a large garden, garage, and driveway, this chain-free property offers huge potential and is perfect for buyers looking to modernise and make it their own—ideally located close to schools, shops, parks, and the station.



Council Tax Band: F



Guide Price £950,000 - £1,000,000

Located on the ever-popular Avenue in the heart of Highams Park, this three-bedroom Victorian semi-detached family home offers a rare opportunity to secure a spacious and character-filled property in one of the area's most desirable streets. With generous proportions throughout and excellent potential, this chain-free home is perfect for buyers looking to put their own stamp on a property.

Set across two floors, the home features two bright and airy reception rooms with charming period details including bay windows and feature fireplaces, providing ideal spaces for both relaxing and entertaining. The kitchen/diner offers a great footprint for modern family life and opens directly onto a large, beautifully maintained rear garden—ideal for outdoor dining, children's play, or gardening enthusiasts.

Upstairs, the home comprises three well-sized bedrooms, including a spacious principal bedroom with a separate dressing room, along with a family bathroom and additional WC. While the property does require modernisation, it offers a fantastic canvas for anyone seeking to create their dream home.

Additional benefits include a private garage, a driveway with ample off-street parking for multiple cars, a downstairs WC, and side access to the garden.

Ideally situated just a short walk from Highams Park Overground Station, this home provides swift connections to Liverpool Street, making it perfect for commuters. The area is also well-served by excellent local schools, parks, and a vibrant mix of independent shops, cafes, and restaurants—offering a strong sense of community and convenience.

This is a wonderful opportunity to acquire a Victorian gem with huge potential in a prime Highams Park location. Offered chain-free, early viewing is highly recommended.