

Directions

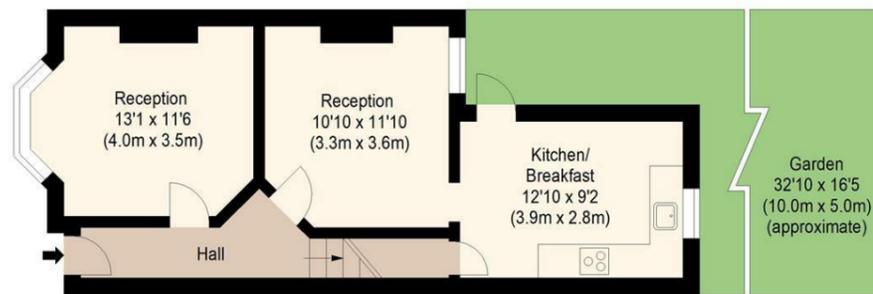
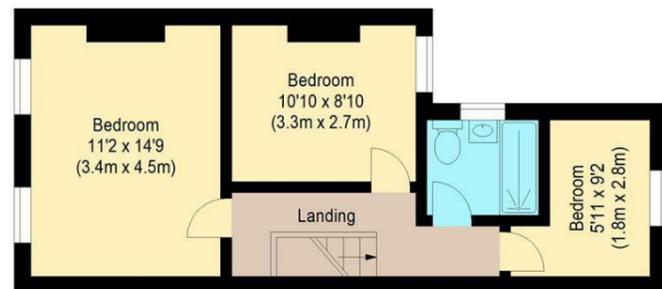
Viewings

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			
(55-68) D		57	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
Cavendish Road, E4

Approximate Gross Internal Floor Area: 86.25 sq m / 928 sq ft



96 Cavendish Road, London, E4 9NG

£575,000

- 3 bedroom period house
- Close to station
- Landscaped garden
- Luxury kitchen
- Chain free
- Victorian
- Fully refurbished
- Popular road
- Modern bathroom
- Close to good schooling



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. Date: 12/8/2024

lpaplus.com

96 Cavendish Road, London E4 9NG

A chance to purchase this 3 bedroom Victorian home which has recently been renovated and is sold chain free.

Benefits from period features and landscape rear garden. A short walk to popular schooling and Highams Park Station.



Council Tax Band: D



This charming end-of-terrace period property is located in the heart of Highams Park on Cavendish Road. Brimming with character, it features a classic Victorian brick frontage and a beautiful bay window. Recently refurbished to a high standard, the property seamlessly blends its historic charm with contemporary style.

The ground floor offers a welcoming front reception room and a second reception room, perfect for a dining area, leading to a luxurious fitted kitchen. From the kitchen, you can access a secluded rear garden complete with a patio area, ideal for entertaining or relaxing on sunny days. Upstairs, the property boasts three well-proportioned bedrooms and a modern bathroom. There is also potential for further development, with the possibility of adding an additional bedroom and bathroom in the loft, subject to planning permission.

Situated in a prime location, this property puts all that Highams Park has to offer right on your doorstep. The station and the vibrant The Avenue are just a few minutes' stroll away. Start your day with a coffee from Perky Blenders at Kaya or grab a sandwich from Romeos before hopping on a train that will have you in Liverpool Street in just 20 minutes. On your way home, you can stop off for a drink at The Royal Oak or The County Arms.

For those who travel by car, the M11 and A406 are only minutes away, providing easy access to the surrounding areas. If you're a nature enthusiast, Epping Forest and Highams Park Lake are just a 10-minute walk away, offering the perfect escape into the great outdoors. Additionally, the area is well-served by outstanding schools, including the nearby Selwyn Primary School, rated Outstanding by Ofsted, with many more excellent options in the vicinity.

This property offers a unique opportunity to enjoy the best of both period charm and modern living, all in a prime location.