

## Directions

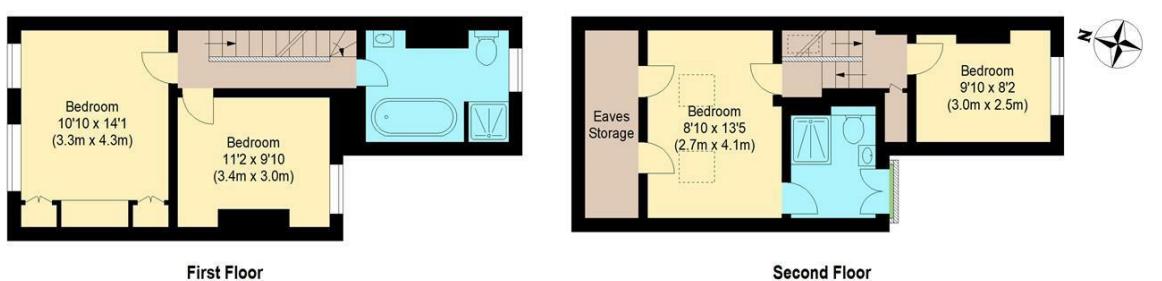
## Viewings

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



First Floor

Second Floor



Ground Floor

william rose  
Cavendish Road, E4 9NG

Approximate Gross Internal Floor Area (Including Eaves Storage): 127.37 sq m / 1371 sq ft  
Approximate Gross Internal Floor Area (Excluding Eaves Storage): 122.35 sq m / 1317 sq ft  
Shed: 12.36sq m / 133 sq ft

Date: 1/7/2025

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.  
Ipalplus.com



101 Cavendish Road, Highams Park, London, E4 9NG

Offers In Excess Of £825,000

- Extended four-bedroom terraced house
- Well-equipped modern kitchen with bi-fold doors
- Access straight into the garden, great for entertaining
- Opposite Ofsted rated 'Outstanding' Selwyn Primary School
- Perfect blend of period character and modern living
- Spacious open plan reception and dining area
- Two stylish bathrooms
- A short walk to Highams Park Overground Station
- Walking distance to Highams Park's shops, cafes, and green spaces
- Private south facing rear garden with shed, ideal for storage

# 101 Cavendish Road, London E4 9NG

A beautifully presented four-bedroom home set over three floors, ideally located on a sought-after residential road in Highams Park. This spacious property offers a bright reception and dining area, modern kitchen, two bathrooms, and a generous private garden with additional storage. Perfectly positioned for excellent transport links to London Liverpool Street and within the catchment for highly regarded local schools.



Located in the heart of the ever-popular Highams Park, this beautifully presented Victorian home on Cavendish Road offers an ideal blend of period charm and modern living. Arranged over three floors, the property provides spacious and versatile accommodation, perfect for growing families or professionals alike.

Upon entering, you are welcomed by a bright and airy reception and dining area, ideal for entertaining, which leads through to a well-appointed kitchen overlooking the private rear garden. The garden offers a generous outdoor space with the added benefit of a separate shed for additional storage.

Upstairs, the first floor comprises two generously sized bedrooms and a family bathroom, while the second floor provides two further bedrooms, additional eaves storage, and a second bathroom, creating a flexible living arrangement to suit a variety of needs.

Located moments away from Highams Park Overground Station, residents benefit from direct links into London Liverpool Street, making this an excellent choice for commuters. The area is well-served by local bus routes and offers easy access to the North Circular and M11 for those travelling by car.

Families will also appreciate being opposite Selwyn Primary School, rated Outstanding by Ofsted and being in the catchment area for several other well-regarded schools, including Handsworth Primary School, and Highams Park School.

This charming home is perfectly positioned to enjoy the vibrant Highams Park community, with its array of independent shops, cafes, parks, and the nearby Highams Park Lake offering scenic outdoor spaces right on your doorstep.

Freehold  
EPC Rating: D  
Council Tax Band: D  
London Borough of Waltham Forest

All the information provided about this property does not constitute or form part of an offer or

contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.