

Directions

Viewings

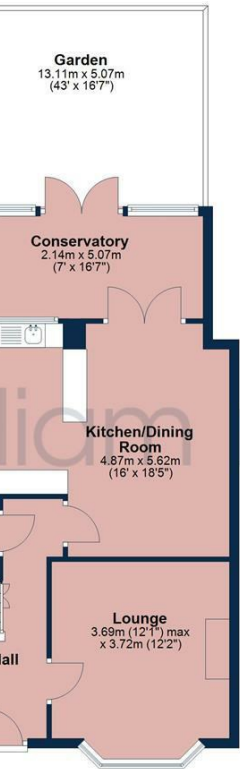
Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

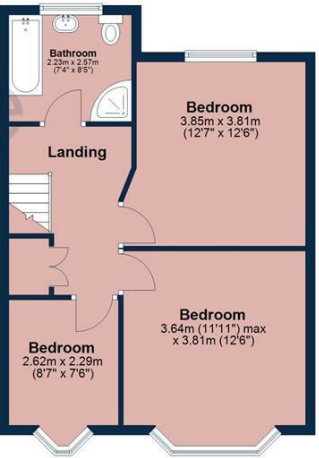
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 60.0 sq. metres (646.1 sq. feet)



First Floor
Approx. 49.9 sq. metres (537.4 sq. feet)



Total area: approx. 125.5 sq. metres (1351.2 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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Richmond Avenue



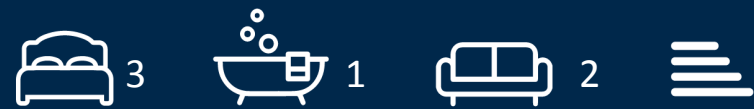
95 Richmond Avenue, London, E4 9RR

Guide Price £675,000

- Three-bedroom family home
- Private driveway
- Open-plan kitchen/dining
- Detached outbuilding currently used as a gym / studio
- Close to Highams Park Overground station
- Sought after location
- Bright front lounge with classic bay window
- Generous rear garden with excellent privacy
- Potential for rear extension and loft conversion (STPP)
- Easy access to Epping Forest, Highams Park Lake and local amenities

95 Richmond Avenue, London E4 9RR

A well-proportioned three-bedroom home with driveway, garden and outbuilding, set on a quiet street in the heart of Highams Park. Offering flexible living space, great transport links via the Overground Chingford line, and exciting potential to extend both to the rear and into the loft (STPP), this is a home that works beautifully now with plenty of scope for the future.



Council Tax Band: D



Set along a peaceful stretch of Richmond Avenue, this beautifully proportioned family home offers flexible living space, a generous garden, and exciting scope to grow – all right in the heart of Highams Park.

You're welcomed by a classic frontage with the added bonus of a private driveway, a real luxury in this part of E4. Step inside and the house unfolds effortlessly: a cosy front lounge perfect for evenings in, flowing through to a sociable kitchen/dining space at the rear that forms the true heart of the home. Beyond this, a bright conservatory creates a seamless link between indoors and out – ideal for morning coffees, relaxed entertaining or watching the seasons change.

The rear garden is a standout feature: long, green and full of potential, with plenty of room for children to play, summer gatherings, or future expansion. To the rear sits a detached outbuilding currently used as a gym, offering fantastic versatility as a studio, home office or creative space.

Upstairs, you'll find three well-balanced bedrooms and a family bathroom, all arranged off a central landing. The layout lends itself perfectly to reimagining, and for those looking ahead, there's clear potential for both a rear extension and a loft conversion (STPP) – a popular route on this street and a great way to add long-term value.

Location-wise, you're brilliantly placed. Highams Park Overground station is within easy reach, providing swift and direct connections on the Chingford line to Walthamstow Central (Victoria Line access) and London Liverpool Street, making commuting into the City or West End refreshingly straightforward.

Highams Park itself is loved for its village feel and strong community spirit. You're close to the wide open green spaces of Highams Park Lake and Epping Forest, while nearby independent cafés, bakeries and pubs sit comfortably alongside everyday amenities. Excellent local schools further add to the area's enduring appeal.

A house with warmth, flexibility and genuine

future potential, in one of East London's most quietly coveted neighbourhoods.