



## Directions

## Viewings

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

## EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Floor Area : 119.47 sq m / 1286 sq ft



4 Newbury Road, Highams Park, London, E4 9JH

Asking Price £734,950

- Four bedroom house
- Loft conversion
- Low maintenance garden
- Mid terrace
- Excellent location
- Rear extension
- Modern finish
- Period
- Chain free
- Close to train station



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: 20/1/2025

# 4 Newbury Road, London E4 9JH

Charming 4-Bedroom Mid-Terrace Period Home on Newbury Road, Highams Park



Council Tax Band: D



Nestled in the heart of the sought-after Highams Park area, this beautifully presented mid-terrace period home effortlessly combines timeless charm with modern convenience. Boasting four generously sized bedrooms, this property offers an ideal setting for family living or those seeking extra space to grow.

The ground floor welcomes you with a thoughtfully designed open-plan layout, seamlessly connecting the living, dining, and kitchen areas to create a light and airy space perfect for entertaining. A stylish rear kitchen extension enhances the flow of the home, featuring contemporary fittings and ample storage. Conveniently, a downstairs toilet is also located on this level.

Upstairs, the loft has been expertly converted to provide additional living space, whether as a master bedroom, guest suite, or versatile home office.

The garden is a true highlight, offering a good-sized, low-maintenance outdoor retreat where you can unwind or entertain with ease.

Offered chain-free, this delightful home is ready for you to move in and make your own. Located on Newbury Road, you'll enjoy the best of Highams Park, with excellent local amenities, transport links, and green spaces just a stone's throw away.

Don't miss the opportunity to view this exceptional property – it's a perfect blend of character, comfort, and convenience.