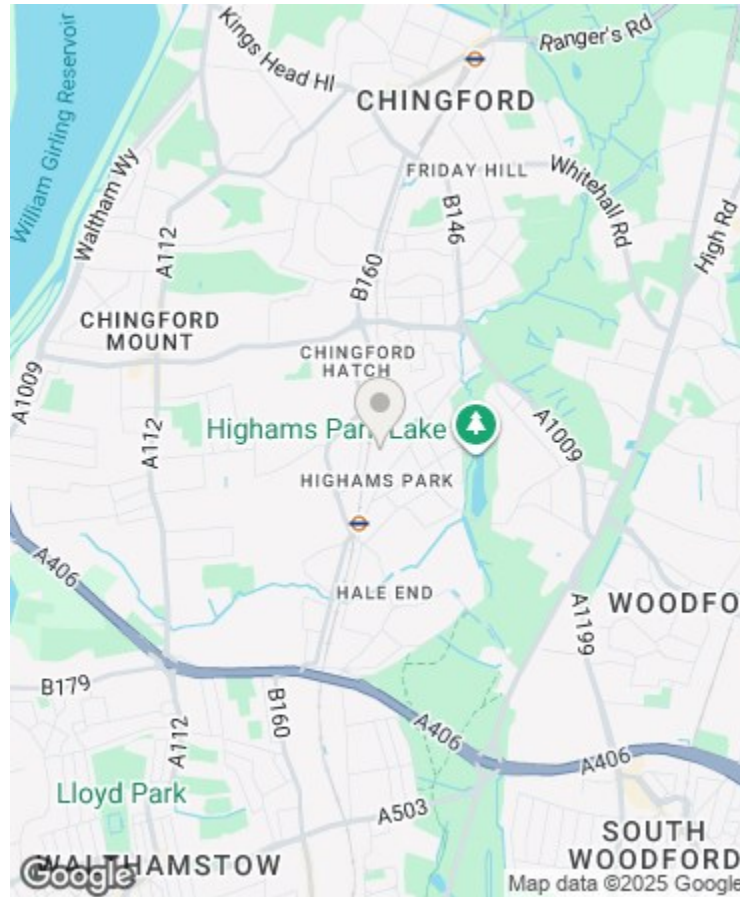




Directions

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	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



william rose
Richmond Avenue, E4

Approximate Gross Internal Floor Area : 141.44 sq m / 1523 sq ft
Outbuilding / Garden Room : 35.87 sq m / 386 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: 16/7/2024



16 Richmond Avenue, Highams Park, London, E4 9RS

Price Guide £800,000

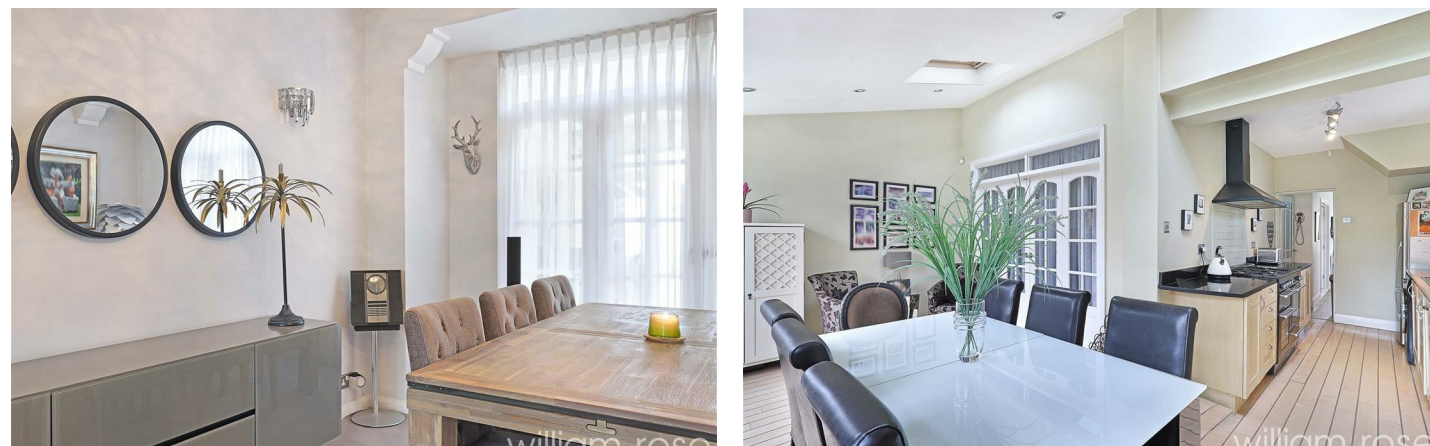
- 3/4 Bedroom House
- Garage storage with annex
- Rarely available
- Close to shops
- Close to schools
- Large driveway for 4 cars
- Excellent condition
- Moments from Highams Park station
- Popular road
- Summer house

16 Richmond Avenue, London E4 9RS

£800,000 - £850,000 Set on a large plot is this well maintained three bedroom semi-detached family home with usable loft room and converted garage. The property boasts a driveway for multiple cars and through lounge with rear extension.



Council Tax Band: E



Guide price £825,000 - £850,000

Welcome to this stunning 1930s semi-detached family home, uniquely situated on Richmond Avenue in the heart of Highams Park. Set on a distinctive plot, this property exudes charm and character while offering a wealth of modern conveniences, making it an ideal sanctuary for family life.

As you approach, you are greeted by a beautifully laid-to-lawn front garden and ample off-street parking that accommodates four or more cars, ensuring convenience for family and guests alike. Step inside, and you'll immediately appreciate the immaculate condition and thoughtful design that extends throughout this splendid home.

The ground floor features a spacious and inviting living area, perfect for both relaxation and entertaining. The kitchen is a culinary delight, boasting modern appliances and plenty of storage, seamlessly connecting to the dining area where family meals and gatherings are a joy. Upstairs, three generously sized bedrooms provide comfortable and stylish accommodations for the entire family. Each room is tastefully decorated, offering a serene retreat for rest and relaxation. The property also includes an eminently usable loft room, perfect for a home office, playroom, or additional bedroom, providing flexible living options to suit your needs.

The true highlight of this home is the beautifully maintained garden, a tranquil oasis that features a delightful summer house, perfect for enjoying warm days and cool evenings. Whether you're entertaining friends or enjoying a quiet moment of reflection, this garden offers the perfect setting.

Adding to the property's unique appeal is the converted garage, now a fully equipped granny annex. This versatile space includes a shower room and ample storage, providing a comfortable and private living area for extended family or guests. Located on the prestigious Richmond Avenue, this home enjoys a prime position in Highams Park, with excellent local amenities, reputable schools, and convenient transport links all within easy reach. The quiet, tree-lined street enhances the sense of

community and tranquillity, making it a wonderful place to call home.

Don't miss the opportunity to own this exceptional 1930s semi-detached family home. With its excellent condition, unique plot, and versatile living spaces, this property is a rare find in Highams Park. Schedule a viewing today and discover the perfect blend of classic elegance and modern comfort.

EPC D

Council Tax E waltham forest

Freehold

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.