

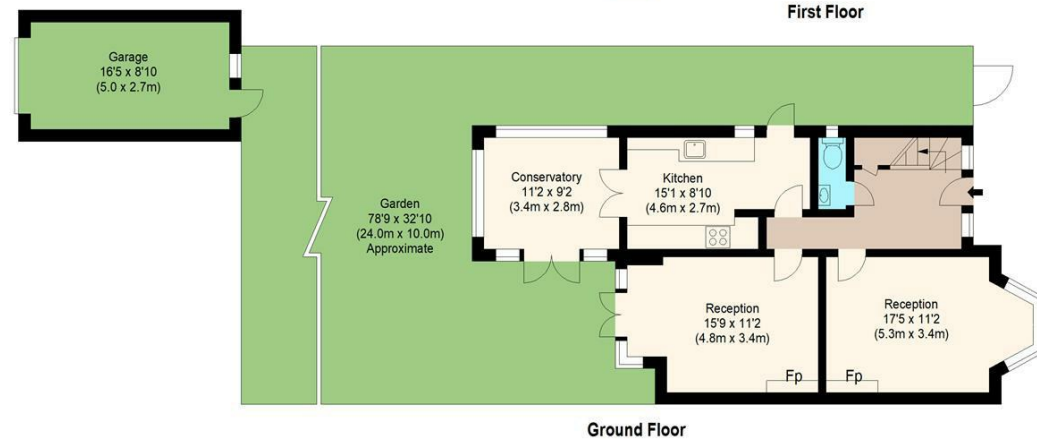
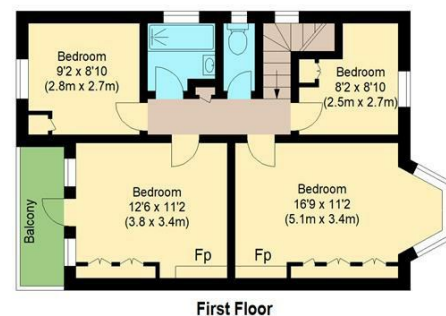
## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 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	



William rose  
Sheredan Grove, E4

Approximate Gross Internal Floor Area : 124.02 sq m / 1335 sq ft  
Garage : 13.47 sq m / 145 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: 8/7/2024



18 Sheredan Road, Highams Park, London, E4 9RW

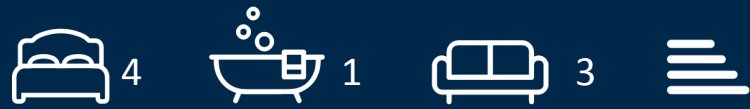
Guide Price £1,000,000

- Four bedroom House
- Excellent location
- Beautiful garden
- Two reception rooms
- Period features
- Deached
- Great condition
- Garage at rear
- Short walk to station
- Close to park



## 18 Sheredan Road, London E4 9RW

Rare opportunity on the market! This detached 4-bedroom family home is located on one of Highams Park's most desirable roads, just moments from the park and Woodland. The property features a spacious garden and a garage at the rear.



Council Tax Band: E



This stunning 4-bedroom family home has been meticulously maintained and truly cherished by its current owners. Nestled in seclusion behind tree-lined foliage, the property boasts a gated front garden with mature shrubs, setting a perfect scene. Upon entering, you'll find a reception hall, a front reception room, a ground floor W.C., and lounge with feature doors leading to the patio area. The kitchen opens into a bright and airy conservatory, ideal for dining.

Upstairs, there are four generous bedrooms and a family bathroom with a separate W.C. The second bedroom features a balcony overlooking the rear aspect. Additionally, the property offers a large, immaculate rear garden and a garage at the rear.

Sheredan Road is highly regarded, ranking among the top choices for those moving into the area. It's ideal for families, with its proximity to green spaces and easy commute options—Highams Park station is just a 10-minute walk away, and the A406/M11 road link is a 5-minute drive. Regular buses are also close by. Excellent state and private schools cater to all ages. You are a short walk from both the stunning park and the wider Epping Forest in one direction, and all that Highams Park has to offer in the other.

E.P.C Rating: E

Council Tax: Band: E ( London Borough 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.