



## Directions

## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	



**Richmond Crescent, E4**  
 Approximate Gross Internal Floor Area : 146.66 sq m / 1579 sq ft  
 Approximate Gross Garage Floor Area : 17.25 sq m / 186 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 ft.

Date: 12/7/2024



## 49 Richmond Crescent, Highams Park, London, E4 9RT

Guide Price £850,000

- Four bedroom house
- Loft conversion
- Planning permission granted for side and rear extension or rear solo
- Close to the station
- Kitchen/dinner
- Off street parking with electric charging point
- Generous garden
- Excellent location
- Good condition
- 1930's style



## 49 Richmond Crescent, London E4 9RT

A well appointed four bedroom semi-detached family home set on a desirable turning with a large mature garden, loft conversion, off-street parking, garage and planning permission.



Council Tax Band: E



Welcome to this delightful 1930s semi-detached family home, perfectly located on a quiet turning just moments from the station in the highly sought-after Highams Park. Presented in good condition, this charming property offers a harmonious blend of classic character and modern conveniences, making it an ideal haven for family living.

Upon arrival, you'll be greeted by a well-maintained driveway that comfortably accommodates two cars, along with a convenient garage providing additional storage and parking space. Step inside, and you'll immediately appreciate the warm and inviting atmosphere that permeates throughout this lovely home.

The ground floor features a spacious kitchen/diner, a perfect setting for family meals and entertaining. The well-appointed kitchen offers ample storage and workspace, seamlessly flowing into the dining area where cherished memories will be made over shared meals. Adjacent to the kitchen is a delightful conservatory, flooded with natural light and providing a tranquil retreat to enjoy the garden views year-round.

Another notable highlight is the thoughtfully designed loft conversion, which boasts a spacious bedroom complete with an en-suite bathroom. This private sanctuary offers a perfect escape for relaxation and comfort, adding a touch of luxury to everyday living.

Approved planning for a full-width rear extension presents an exciting opportunity for further enhancement, allowing you to tailor the space to your specific needs and preferences. Whether you envision an expansive open-plan living area or a separate space from the house.

Outside, you have the beautifully maintained garden, providing a serene outdoor oasis for relaxation, play, and entertaining. The lush greenery and well-tended flower beds create a picturesque backdrop, making it the perfect setting for summer barbecues and family gatherings. Situated in a peaceful turning just moments from the station, this home offers unparalleled convenience for commuters and easy access to the vibrant amenities of Highams Park. The quiet, tree-lined street enhances the sense of tranquillity,

making it a wonderful place to call home.

Don't miss the opportunity to own this charming 1930s semi-detached family home. With its excellent condition, prime location, and exciting potential for further enhancement, this property is a true gem in Highams Park. Schedule a viewing today and discover the perfect blend of classic elegance and modern comfort."