


## Directions

## Viewings

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

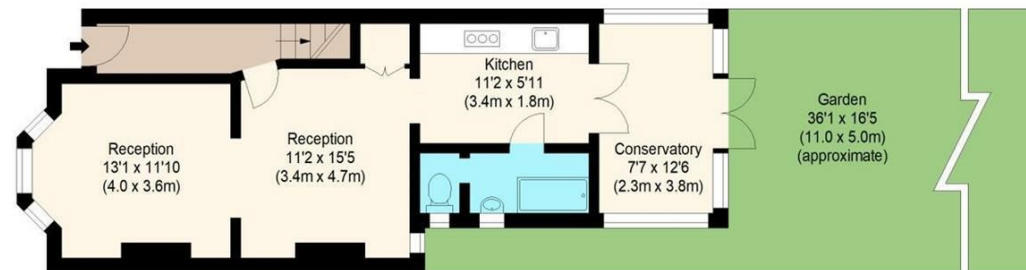
## EPC Rating

C

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>74</p>	<p>89</p>
England & Wales		EU Directive 2002/91/EC	



### First Floor



### Ground Floor

**william rose**  
Cavendish Road, E4

Approximate Gross internal Floor Area : 101.35 sq m / 1091 sq ft



46 Cavendish Road, London, E4 9NH

## Offers In Excess Of £650,000

- 3 bedroom period home
- Victorian
- Popular road
- Close to outstanding schooling
- 3 double bedroomss
- Close to station
- Full of potential
- Ground floor bathroom
- Double bayed
- Short walk to shops



# 46 Cavendish Road, London E4 9NH

This 3 bedroom Victorian house is located in a popular road close to Highams Park Station, Outstanding primary school and amenities. This double bayed house has period features and has potential.



Council Tax Band: D



Guide Price £650,000 - £700,000

A chance to purchase this 3 bedroom Victorian home which has the added benefits of a double bay and is brick fronted. The property needs some refurbishment and is an ideal home to put your own stamp onto it. This charming mid terraced period property is located in the heart of Highams Park on Cavendish Road. Brimming with character and historic charm these properties are very eye catching.

The ground floor offers a welcoming front reception room leading to a further reception room which is perfect for dining area or easily be used as a through lounge, fitted kitchen. From the kitchen, you can access a ground floor bathroom and conservatory/utility room. The secluded rear garden is complete with a patio area, ideal for entertaining or relaxing on sunny days, lawn, and decking area to the rear. Upstairs, the property boasts three well-proportioned double bedrooms. There is also potential for further development, with the possibility of adding an additional bedroom and bathroom in the loft, subject to planning permission.

Situated in a prime location, this property puts all that Highams Park has to offer right on your doorstep. The station and the vibrant The Avenue are just a few minutes' stroll away. Start your day with a coffee from Perky Blenders at Kaya or grab a sandwich from Romeos before hopping on a train that will have you in Liverpool Street in just 20 minutes. On your way home, you can stop off for a drink at The Royal Oak or The County Arms.

For those who travel by car, the M11 and A406 are only minutes away, providing easy access to the surrounding areas. If you're a nature enthusiast, Epping Forest and Highams Park Lake are just a 10-minute walk away, offering the perfect escape into the great outdoors. Additionally, the area is well-served by outstanding schools, including the nearby Selwyn Primary School, rated Outstanding by Ofsted, with many more excellent options in the vicinity.

Freehold

EPC C

Council Tax D waltham Forest

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.