

Directions

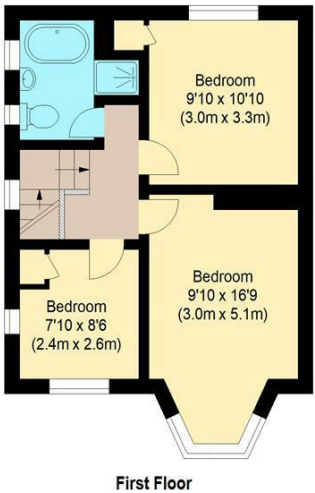
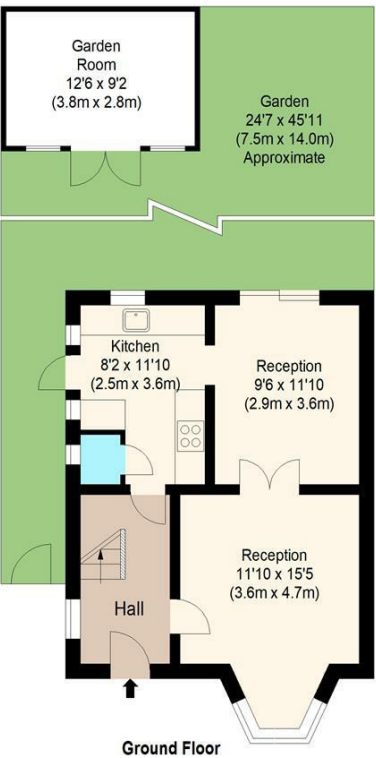
Viewings

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		
(81-91) B		82
(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		



38 Ropers Avenue, Highams Park, London, E4 9EQ

Offers In Excess Of £650,000

- Three bedrooms
- Popular location
- Driveway
- Semi detached
- Close to station and green space
- Fully renovated
- Fully double glazed
- Garden room with power
- Side access
- Good schooling



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: 22/10/2024

38 Ropers Avenue, London E4 9EQ

A three bedroom semi detached family home on the ever popular Ropers Avenue in Highams Park. The property has been extensively renovated by the current owners and benefits from drive way, side access and garden room.

Set within the highly sought-after Ropers Avenue Conservation Area in Highams Park, this beautifully presented three-bedroom semi-detached family home offers a perfect balance of modern comfort and timeless appeal. Recently renovated by the current owners, the property boasts a flexible and well-thought-out layout, enhanced by a charming garden room currently used as a home office—ideal for those seeking an extra space for work or relaxation.

All three bedrooms are generously sized, providing ample space for family living, while the four-piece family bathroom offers a touch of luxury and practicality. Outside, the garden is a tranquil mix of lawn and patio, perfect for outdoor dining and relaxation, with the added benefit of convenient side access. At the front, a spacious driveway ensures plenty of parking. This home is ideally located just a short walk from Highams Park station, local shops, and lush green spaces, offering both a peaceful retreat and easy access to urban conveniences.

Freehold
Waltham forest council tax band D
EPC E

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.

 3

 1

 2

 E

Council Tax Band: D

