

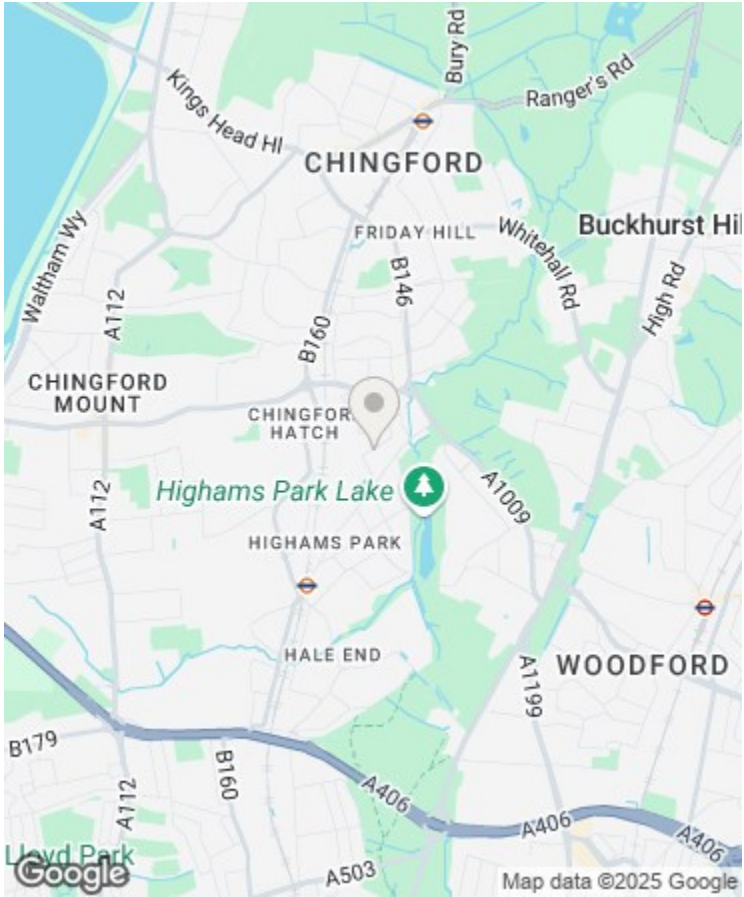
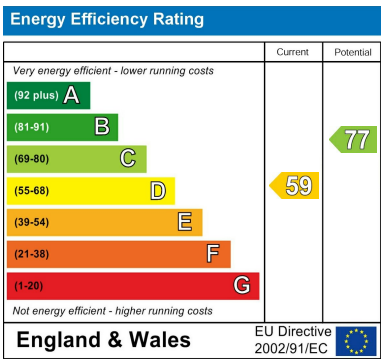
Directions

Viewings

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

EPC Rating

D



44 Abbotts Crescent, London, E4 9SB

Guide Price £800,000

- Five-bedroom
- semi-detached
- Versatile loft room
- Prime location near Highams Park station
- Open-plan kitchen, living, and dining area in the annex
- Self-contained annex
- Private and divided garden spaces,
- Off-street parking for multiple cars
- Close to local amenities
- Ideal family home



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.

Date: 11/2/2025

44 Abbotts Crescent, London E4 9SB

Guide Price £800,000 - £850,000 An excellent family home with two bedroom self contained annex in the heart of Highams Park. The property boasts flexible living accommodation just a short walk to the train station and green space.



Council Tax Band: D



Guide Price: £800,000 - £850,000

Nestled in the heart of Highams Park, this beautifully presented five-bedroom semi-detached home offers the perfect blend of space, versatility, and convenience. Ideal for growing families or those seeking a multi-generational living arrangement, the property features a self-contained annex, generous living areas, and off-street parking for multiple vehicles.

The main house boasts a bright and spacious reception room, a well-appointed kitchen, and a dedicated dining room—perfect for entertaining or enjoying family meals. Upstairs, you'll find well-proportioned bedrooms and a versatile loft room that can be used as a home office, playroom, or additional storage space.

The self-contained annex provides independent living, featuring two bedrooms, an open-plan kitchen, living, and dining area, and a private entrance—offering flexibility for extended family, guests, or potential rental income.

Outside, the gardens are thoughtfully divided to ensure privacy, creating separate outdoor spaces for both the main home and the annex. The property's fantastic location places you just moments from Highams Park station, local shops, cafes, and green spaces, making commuting and daily errands effortless.

This is a rare opportunity to own a substantial and adaptable family home in a sought-after location. Early viewing is highly recommended.