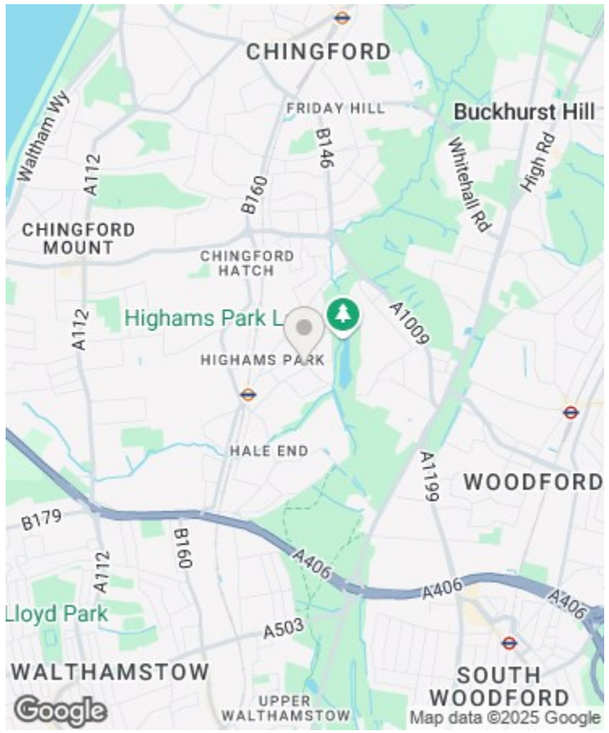
william rose

Directions

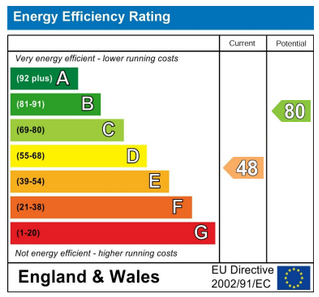


Viewings

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

EPC Rating

E



Approximate Gross internal Floor Area : 137.96 sq m / 1485 sq ft (Excluding Eaves Storage)
Garage/ Summer House/ Green House : 18.86 sq m/ 203 sq ft

Certified Property Measurer

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: 26/5/2025

109 Handsworth Avenue, London, E4 9PG

Guide Price £1,000,000

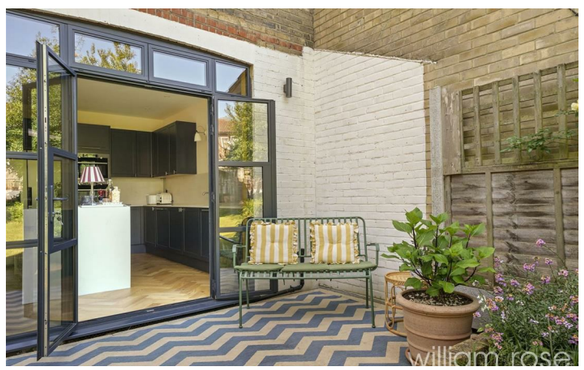
- Guide Price £1,000,000 to £1,100,000
- Beautifully Presented and Stylish Finish
- Popular Location Close to Schooling
- Stylish Open-plan Kitchen and Dining Area
- Short Walk to Highams Park Station
- Four Well-Proportioned Bedrooms Across Three Floors
- Master Bedroom with En-Suite
- Further Potential to Extend (STPP)
- Ample Off-Street Parking on Driveway
- Garage

30 The Avenue, Highams Park, E4 9LD
02085042440
hello@william-rose.com
https://www.william-rose.com/

109 Handsworth Avenue, London E4 9PG

Beautifully presented four-bedroom home offering bright, flexible living space across three floors. Features include a spacious reception room, open-plan kitchen/diner, utility room, and en-suite master bedroom. Located moments from transport links, local amenities, and top-rated schools. Ideal for families seeking space, style, and convenience.

4 2 1 E Council Tax Band: E



Guide Price £1,000,000 to £1,100,000

Tucked away on the ever-popular Handsworth Avenue, this beautifully arranged four-bedroom home offers the perfect balance of classic character and contemporary family living. Set across three spacious floors, the property is thoughtfully designed to provide both comfort and versatility, making it ideal for modern lifestyles.

The ground floor welcomes you with a bright and airy reception room, ideal for cosy evenings or entertaining guests. Towards the rear, an impressive open-plan kitchen and dining space forms the heart of the home—perfect for family meals and social gatherings—with seamless access to the garden. A separate utility room, downstairs W/C and an integrated garage add extra convenience, while the large private garden features a charming summer house, creating a peaceful outdoor retreat. The property has a spacious driveway offers ample off-street parking for two vehicles, enhancing the property's overall appeal.

On the first floor, you'll find two generously sized bedrooms, a single bedroom with a oriel bay window and a modern family bathroom. The top floor is dedicated to a spacious principal bedroom with its own en-suite and ample eaves storage, offering a quiet, private sanctuary.

Highams Park is a vibrant and welcoming neighbourhood known for its strong sense of community and excellent transport connections. Highams Park Station is just a short walk away, offering direct trains to London Liverpool Street, making it an ideal location for commuters. The area is also home to a fantastic mix of local amenities, including independent cafes, friendly pubs, boutique shops, and larger supermarkets. For those who love the outdoors, the picturesque Highams Park Lake and surrounding woodlands of Epping Forest offer wonderful green spaces to explore and enjoy.

Families are well-catered for with a selection of well-regarded schools nearby. Handsworth Primary School, just moments away, is highly sought after for its nurturing environment and strong academic performance. Also within easy reach are Selwyn Primary School and Highams Park School—both known for their commitment to high standards and student wellbeing.