

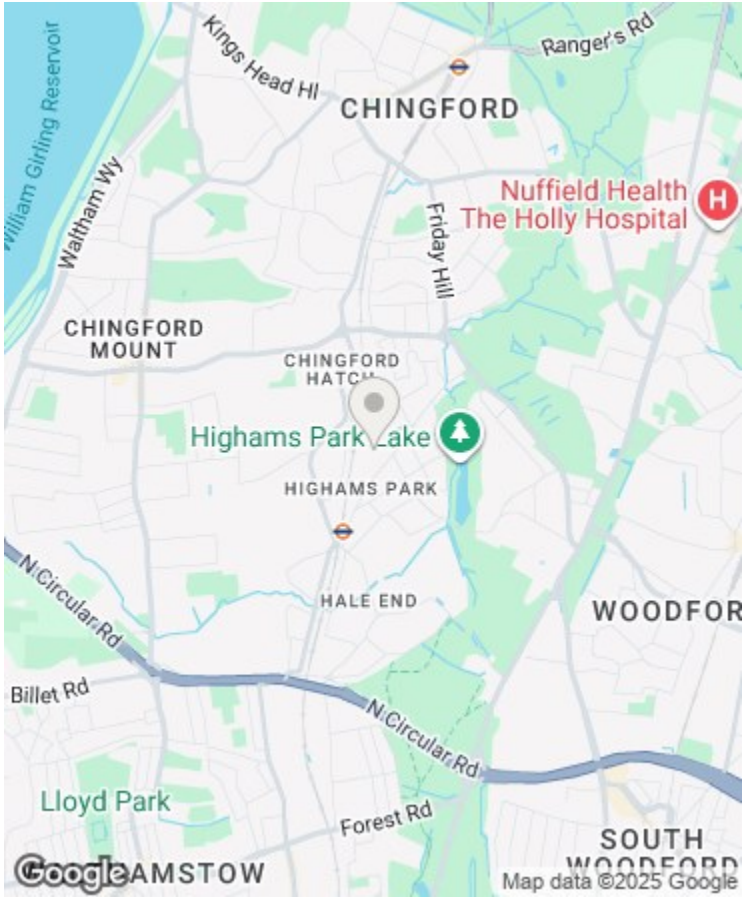
Directions

Viewings

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

EPC Rating

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



11 Richmond Crescent, Highams Park, London, E4 9RT

Guide Price £750,000

- Guide Price £750,000 - £800,000
- Sought-after Richmond Crescent location
- Large rear garden with garden house and shed
- Potential to extend (STPP)
- Close to Highams Park Station and shops
- Chain free Three-bedroom semi-detached home
- The perfect project
- Driveway for two cars plus garage
- Two reception rooms
- Great family home with scope to add value



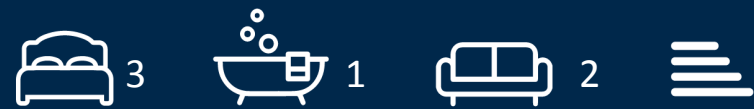
Approximate Gross Internal Floor Area : 131.17 sq m / 1412 sq ft
Garden House / Shed : 6.96 sq m/ 75 sq ft



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 feet.
lpaplus.com Date: 18/10/2025

11 Richmond Crescent, London E4 9RT

Chain-free three-bedroom semi-detached home on sought-after Richmond Crescent in Highams Park. This spacious property offers huge potential for modernisation and extension (STPP), featuring two reception rooms, a large garden, driveway parking for two cars, and a garage. Ideally located close to Highams Park Station, local schools, shops, and green spaces — a fantastic opportunity to create a dream family home.



Council Tax Band: E



Positioned on one of Highams Park's most desirable roads, this three-bedroom semi-detached home on Richmond Crescent offers a wonderful opportunity for buyers looking to put their own stamp on a property. With generous proportions, a large garden, and plenty of potential for further development (subject to planning permission), this house is ideal for those seeking a project with long-term value.

The ground floor features a welcoming entrance hall, a bright reception room with a bay window, and a spacious dining area leading through to the kitchen and out to the garden. While the property would benefit from updating, the layout offers excellent scope to create a modern, open-plan living space.

The rear garden is impressively sized, complete with a terrace, garden house, and shed, offering plenty of potential for outdoor entertaining or even a home office setup. The plot size and layout also provide strong potential for a rear or loft extension (STPP).

Upstairs, there are three bedrooms and a family bathroom, all offering good natural light and flexibility for family living.

To the front, the property includes a private driveway with parking for multiple cars and an integrated garage, giving useful storage and further conversion potential if desired.

Located just a short distance from Highams Park Station, this home offers quick and convenient access to Liverpool Street via the Overground, as well as easy bus connections to Walthamstow Central for the Victoria Line. The area is well known for its strong community feel, good local schools, and a great mix of independent shops, cafés, and restaurants. The beautiful Highams Park Lake and Epping Forest are also within walking distance — perfect for weekend strolls and outdoor activities.

Offered chain free, this property represents an exciting opportunity to transform a solid, well-located house into a truly special family home in one of E4's most sought-after spots