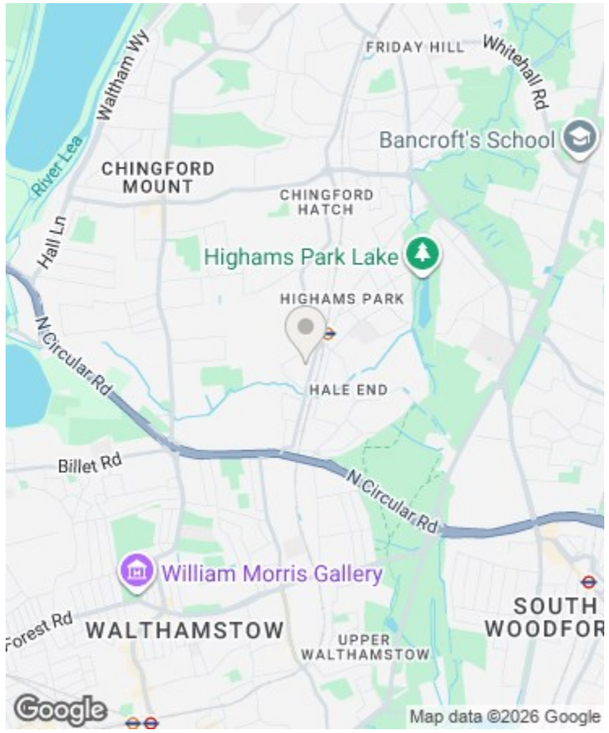
william rose



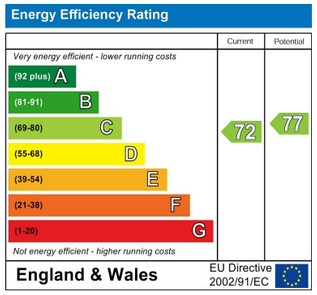
Directions

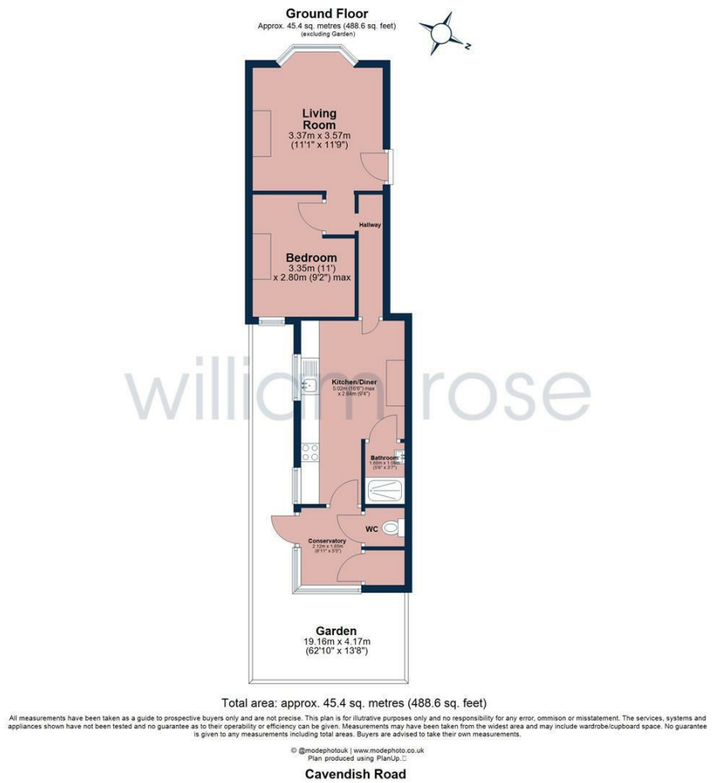
Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

C













3 Cavendish Road, Highams Park, London, E4 9NQ

Offers Over £300,000

- Chain Free
- Ground Floor Maisonette
- Large Rear Private Garden
- Victorian Period Features
- 138 Years Remaining
- One Bedroom
- Kitchen/diner
- Moments from Highams Park Station
- Leasehold
- Walking distance to shops, restaurants, cafés and amenities

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0204 5530707
E4@william-rose.com
https://www.william-rose.com/

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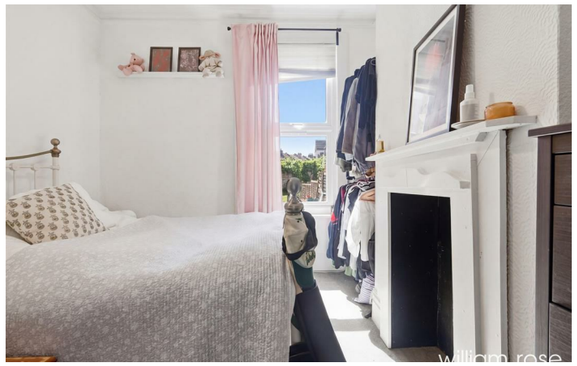
3 Cavendish Road, London E4 9NQ

Sold chain free is this charming one bedroom ground floor maisonette on Cavendish Road, Highams Park. The property benefits from a large private rear garden just moments from local amenities, perfect for first time buyers or investors.

1 | 1 | 1 | C | Council Tax Band: B







Tucked away on Cavendish Road in the ever-popular Highams Park, this well-presented ground floor property offers a practical and inviting layout, making it an excellent choice for first-time buyers or savvy investors alike.

The home opens into a welcoming entrance hallway that connects each room seamlessly. To the front, a bright and comfortable living room provides a relaxing space with a pleasant outlook, ideal for both everyday living and entertaining. The double bedroom is well-proportioned and positioned for privacy.

Towards the rear of the property, a fitted kitchen/diner serves as the heart of the home, with ample space for cooking and dining. This area leads through to a charming conservatory, creating an additional versatile living space that can be enjoyed year-round. From here, there is access to a generous private garden, perfect for outdoor relaxation or hosting guests.

The property also benefits from a family bathroom and a separate WC, adding convenience and functionality.

Ideally located, the home is within close proximity to Highams Park station, providing excellent transport links into central London, as well as a variety of local shops, cafes, and amenities. This combination of space, location, and potential makes it a fantastic opportunity not to be missed.

E.P.C Rating: C
Council Tax Band: B
London Borough of Waltham Forest
Leasehold (138 approx. years remaining)
Service Charge: £0 approx. per annum
Ground Rent: £0 approx. per annum

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.