



Handsworth Avenue, Highams Park, E4

BUTLER & STAG



**A character filled four bedroom, two and half bathroom Victorian family home located on a popular Highams Park thoroughfare and with excellent access to local schools, transport (TFL 4). Off street parking and garden in excess of 95'.**



## Freehold

- Four Bedroom Victorian Family Home
- Three And A Half Bathrooms (Two En-Suite)
- Beautifully Presented
- Full Of Period Character
- Bright Through Reception
- Family Kitchen/Dining Room
- 95' Rear Garden
- Excellent Local Schooling

Located on a pretty tree lined Avenue, Butler & Stag are delighted to offer this beautifully appointed four bedroom, three and a half bathroom (two en-suite) Victorian family home.

The property has been thoughtfully updated by the current owners however they have ensured that the charming character has been retained.

On entering via the door with stained glass inserts, the first thing that strikes is the scale of the living space, the wide, bay fronted reception offers a bright living area with high ceilings and period features such as ceiling roses, coving and feature fireplace. Moving through to reception two, again the period features are present and there is a door that leads out to the sunny rear garden.

The kitchen/breakfast room has been updated and is stylishly fitted with high gloss kitchen units, quartz worktops, bespoke island with inset sink and high quality integrated appliances with a separate utility area to house laundry facilities. To finish it off, there is a beautiful dining/study area that offers large patio doors to the rear and side that allow the room to be filled with natural sunlight and give views out into the rear garden.

Upstairs, the property has four well proportioned bedrooms. Bedroom one is bay fronted, again retains period features and offers en-suite facilities, bedrooms two and three offer the same high ceilings that are found throughout the property and bedroom four also offers a small en-suite. The family bathroom offers a Victorian style enamelled sink unit luxurious roll top bath. Externally, to the front the property offers drive parking and the vendors have been sympathetic in retaining a wall enclosed and well planted garden area. At the rear, the garden extends close to 100', with a patio area, established lawn and well stocked,





## Handsworth Avenue, E4

**Ground Floor**  
Approx. 95.59 Sq. meters (1029 Sq. feet)



**First Floor**  
Approx. 87.98 Sq. meters (947 Sq. feet)



Total area: approx. 183.57 Sq. meters (1976 Sq. feet)  
For illustration purposes only - not to scale  
[www.jpaplus.com](http://www.jpaplus.com)



# BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ [theydon@butlerandstag.com](mailto:theydon@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.