

# McRae's

## **Nightingale Avenue, Highams Park , London. E4 9RG**

Extended To A Very Exacting Standard, This 1930's End Terrace Is The Complete Family House! Lounge Dining Room, Custom Fitted Kitchen Breakfast Room, 5 EXCELLENT BEDROOMS, Together With Gardens to The Rear And Side!



**Guide Price £850,000 Freehold**

**This substantially extended 1930s family house is only a short walk of Highams Park Lake and some fantastic forest walks through Epping Forest, yet moments from Highams Park Centre with it's shopping facilities including Tesco store, restaurants and coffee shops, together with the Mainline station serving London Liverpool St., including Walthamstow Central and the Victoria Line.**

**The property comprises a porch area opening up to a bright reception hall, leading into the spacious open living dining room, extensively custom fitted kitchen breakfast room, downstairs cloakroom and a very useful utility room. To the first floor there are 5 bedrooms and a beautiful contemporary fitted bathroom wc. Particular features of this delightful property are the West facing gardens, one section is to the rear and the other is located to the side of the property. The rear section is ideal for outside dining and the section to the side is absolutely perfect for entertaining with its raised decked seating area and expanse of lawn! Viewings are By Appointment Only strictly through McRae's Property Services.**

**Entrance**

Nicely set back from the Avenue the property is approached across a brick pavia drive leading to:

**Entrance Porch (2' 08" x 5' 06") or (0.81m x 1.68m)**

Tiled floor, ceiling downlighters, double glazed entrance door with double glazed side casements and a panelled entrance door having leaded light style insets with glazed side casements opening to:

**Reception Hall (15' 02" x 5' 09" Max) or (4.62m x 1.75m Max)**

"Of Good Size" with an easy rise stairs to the first floor accommodation, radiator to one side, high skirting, power points, useful stairway storage cupboard, tiled flooring, ceiling coving and from here access can be gained to the main reception room, kitchen breakfast room and the Cloakroom.

**Cloak Room (2' 07" x 5' 08") or (0.79m x 1.73m)**

Fully tiled and includes a low flush wc, wash hand basin to one side with twin taps, ceiling downlighters and extractor fan.

**Lounge Dining Room (29' 03" Max x 12' 09" Max x 11) or (8.92m Max x 3.89m Max x 3.48m )**

into fire breast recess  
A lovely big open plan family space, easily divided if required.

**Lounge Area**

Enjoying a wide bay to the front elevation, having leaded light casement windows with stained glass tops, radiator beneath, feature fireplace to one side with ornate over mantel, arched fire recess and gas "coal" effect fire. Numerous power points, high skirting, engineered wood flooring, ceiling coving and centre rose. Open plan to:

**Dining Area**

Radiator to one side, engineered wood flooring, high skirting, power points, ceiling coving and centre rose. Double glazed double doors with side casements open with steps down to the "Sun Trap" rear garden area.

**Kitchen Breakfast Room**

**(8' 02" x 17' 07") or (2.49m x 5.36m)**

Modern, well equipped and fitted throughout with an excellent range of custom fitted furniture including eye level units, glazed display cabinets, corner end shelving and integral plate rack. Return worktop surfaces within which is a 1 & 1/4 bowl sink unit with mixer tap, base cupboards and drawers, wine racking, adjacent two tier breakfast bar with recess cupboard space beneath, part ceramic tiled walls, power points, tiled flooring,plumbing/provision for dishwasher, ceiling coving with a range of downlighters, double glazed window to the rear elevation and to the side double glazed door with side casement opening up to the side garden to the house. Door to:

**Utility Room**

**(5' 07" x 6' 04") or (1.70m x 1.93m)**

A versatile space with plumbing/provision for washing machine and other utilities. Range of eye level units with matching base cupboards, worktop surface, power points.

**Garage**

**(12' 0" x 9' 06") or (3.66m x 2.90m)**

Has an up-n-over door. Easily converted to a ground floor living space (subject to permissions).









### First Floor Accommodation

**Landing** (7' 05" Max x 7' 09" Max x 2' 3) or (2.26m Max x 2.36m Max x 0.69m )

Central stairs rising to the first floor accommodation which is split level with stairs leading off to either side. hatch to loft space, panel doors provide access to each room and bathroom.

**Bedroom 1** (14' 06" x 11' 07" Max) or (4.42m x 3.53m Max)

A nice wide bay to the front elevation with leaded light casements and stained glass feature tops and an outlook on to Nightingale, wood effect laminate style flooring, high skirting, radiator, power points, ceiling coving and centre rose.

**Bedroom 2** (12' 01" x 10' 08" Max) or (3.68m x 3.25m Max)

Double glazed window to the rear elevation which is west facing, radiator beneath, wood effect laminate style flooring, high skirting, power points, ceiling coving and centre rose.

**Bedroom 3** (12' 08" x 9' 05") or (3.86m x 2.87m)

Double glazed leaded light casements to front elevation with stained glass opening top, radiator beneath, wood effect laminate style flooring, high skirting, power points, ceiling coving and centre rose.

**Bedroom 4** (10' 05" Max x 9' 05" x 7' 9" M) or (3.18m Max x 2.87m x 2.36m Min)





**Bedroom 5 (7' 05" x 7' 0") or (2.26m x 2.13m)**

Oriel style bay with leaded light casements and feature stained glass tops, radiator beneath and an aspect of Nightingale Avenue, power points, ceiling coving.

**Bathroom (7' 07" x 7' 07") or (2.31m x 2.31m)**

A wonderful bathroom which is contemporary in style, fully tiled, and comprises an open walk in shower cubicle with glazed screen, fixed head and hand held shower attachments with chrome controls to one side, upright contemporary style radiator, tiled flooring, pedestal with wash hand basin and mixer tap, low flush wc, two double glazed replacement windows to the rear elevation, ceiling downlighters.



**Outside**

This property enjoys two secluded west facing private garden areas, one to the rear of the house is partially laid out with astro turf for easy maintenance and partially laid out to decorative slate chippings edged with brick pavia and pebbles. A lovely space for outside dining with power points and lighting.

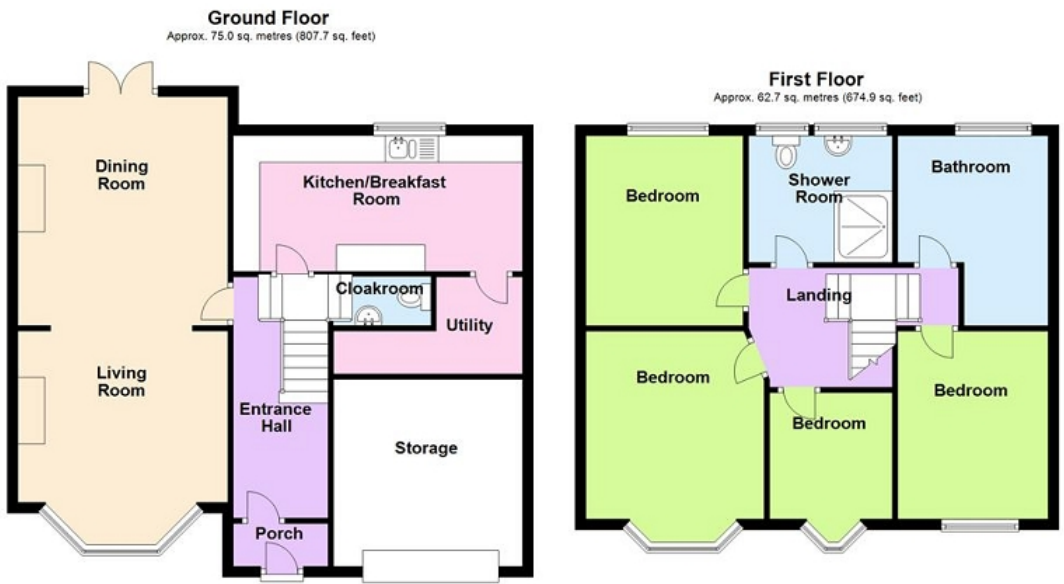
The plot to the side of the property is a generous landscaped arrangement of garden space with evergreen Juniper trees lining the side and front boundary, again with astro turf and an attractive split level raised decking area including spacious decked patio and plenty of space for seating. Gate to the side leading to the front of the property.

The front garden has a brick pavia drive leading to the integral garage.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

