

McRae's

Brookhouse Gardens, Highams Park, E4 6LZ

4 Bedrooms

Multiple Bathrooms

An Exceptional Family Home...



Guide Price £810,000 Freehold

***Greatly Extended
Within a Family Friendly Setting...***

A house of considerable size now ideally suited for family living, having been thoughtfully extended to both ground floor and loft space! Interior inspection will reveal "Well Proportioned" accommodation on three floors, combining impressive living space, together with 4 bedrooms, 3 bathrooms and a cloakroom wc. A landscaped front garden provides off street parking, whilst the south westerly facing rear garden is a real sun trap, ideal for summer entertaining.

Occupying a small cul de sac location, the property is perfectly placed for surrounding facilities, and some lovely direct walls into the forest, park and Highams Park Lake! Highams Park offers a characterful Village Centre with its iconic Crossing, Signal Box at its heart, and there is a great range of shops, cafes and restaurants, together with a mainline station serving London Liverpool St.

Entrance:

The house stands slightly elevated back from the cul de sac with a walk across a pavia drive leading to a panel and glazed entrance door. Opening to:

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

Stairs rise to the first floor accommodation, wood flooring, radiator to one side, useful stairway storage/meter cupboard, double glazed window to the side elevation. Panel doors provide access to the lounge, extended living room, kitchen dining room, and door to cloakroom

Cloak Room: (2' 0" x 5' 08") or (0.61m x 1.73m)

Comprising a low flush wc, vanity wash hand basin, part tiled surrounds, ceiling downlighter.

Lounge: (13' 05" x 12' 03") or (4.09m x 3.73m)

A pleasant family lounge with double glazed windows to the front elevation, radiator beneath, wood flooring, power points.

Kitchen Dining Living Room:(27' 0" x 17' 02" Max x 10' 4" Min) or (8.23m x 5.23m Max x 3.15m Min)

Living Area:

Range of fitted floor to ceiling cloaks/storage cupboards, wood flooring, upright contemporary style radiator. Open plan to:

Kitchen Dining Area:

An impressive, and sizeable open plan pitched roof kitchen dining room, with Velux style roof windows, bi-folding doors and replacement window to rear elevation, allowing natural light to flood in! This lovely big open plan space divided by a centre island workspace, wood worktops and range of cupboards beneath. The kitchen area has been thoughtfully designed and includes a range of integrated appliances including ovens, hob, extractor fan, space for an upright fridge freezer, plumbing/provision for a dishwasher, fitted sink unit, power points and plenty of wood worksurfaces.

Shower/Utility Room: (6' 02" x 7' 03") or (1.88m x 2.21m)

Comprising wood worktop with inset single drainer sink unit and mixer taps, plumbing/provision for washing machine. Separate, curtain entry shower cubicle, with a fixed head and hand held shower attachment (ideal for children and pets!), chrome ladder style radiator towel rail, tiled flooring, ceiling downlighters, extractor fan, panel and glazed door to the side elevation with cat flap opening to the shared side access.





First Floor Accommodation:

Landing: (7' 05" x 7' 0") or (2.26m x 2.13m)

A spacious area having a double glazed window to side elevation, return staircase rising to second floor extended loft space, panel doors provide access to each first floor room off.

Bedroom 2: (13' 05" Max x 11' 0") or (4.09m Max x 3.35m)

Bay to front elevation with an outlook on to Brookhouse Gardens cul de sac, radiator and power points.

Bedroom 3: (11' 04" x 9' 05") or (3.45m x 2.87m)

A double glazed replacement window with a sunny south westerly outlook over gardens, radiator beneath, power points.

Bedroom 4: (7' 0" x 6' 09") or (2.13m x 2.06m)

Double glazed window to the front elevation with an aspect over Brookhouse Gardens, radiator beneath, power points.



Bathroom: (8' 0" x 8' 04") or (2.44m x 2.54m)

A contemporary suite comprising a tile enclosed bath with centre mixer taps, and hand held shower attachment, vanity wash hand basin with mixer tap, cabinet beneath, upright ladder style radiator towel rail, ceramic tiled walls, ceiling downlighters, separate shower cubicle with a fixed head drench shower, tiled flooring, extractor fan, double glazed windows to rear elevation.



2nd Floor Accommodation:

Landing:

A small landing area accessed via a return staircase from the first floor, velux style roof window providing natural light, panel doors lead off to the shower room and the Master bedroom.

Bedroom 1: (18' 0" x 9' 0" Min x 11' 7" Max) or (5.49m x 2.74m Min x 3.53m Max)

Includes areas of restricted ceiling height. Wonderfully bright with double glazed panel windows to the rear elevation including a retaining Juliette style balcony and a lovely south westerly facing aspect over gardens and surrounding area! Natural light really does flood into this room because it also has two velux style windows to the front roof elevation. Double radiator, power points, ceiling downlighters, two storage cupboards.





Shower Room: (8' 0" x 6' 09") or (2.44m x 2.06m)

Modern, well fitted and very spacious includes a double width open entry shower cubicle with fixed head and hand held shower attachments, chrome upright ladder style radiator towel rail, wide vanity wash hand basin with mixer tap, close coupled wc, part tiled surrounds, ceiling downlighters, ceiling extractor fan, double glazed window to the rear elevation.

Outside:

Rear Garden:

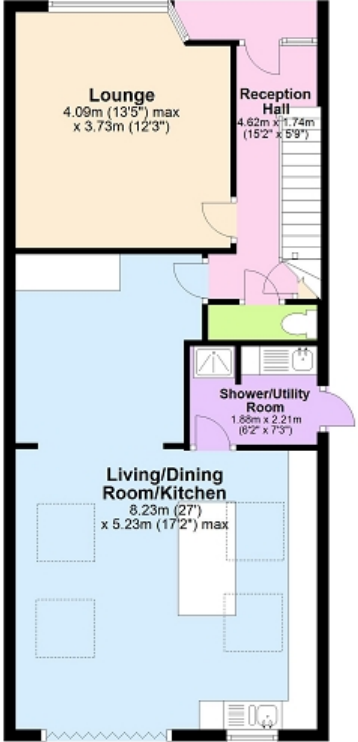
A little over 42ft in depth, and having a good width, making this a very "Child Friendly" garden! Presently laid out with lawns, together with a spacious patio area immediately off the house, being a real sun trap and ideal for summer entertaining. To the side of the house is a utility area with cold water mains tap, and gated access to a shared area leading to the front.

Front Garden:

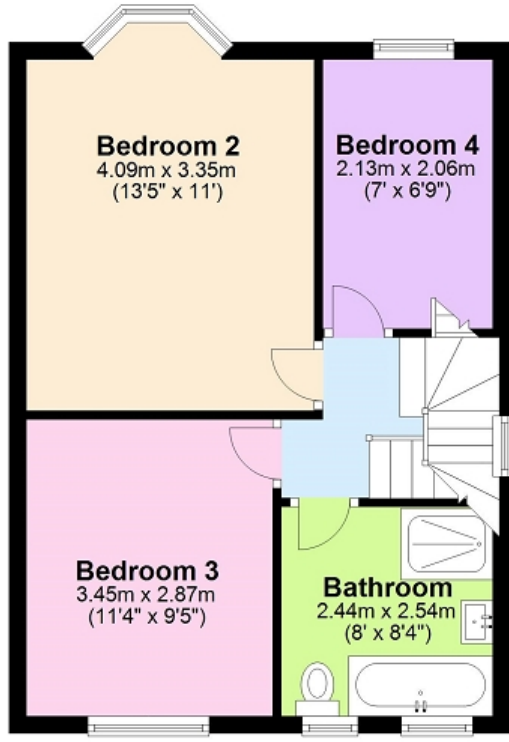
This has been landscaped to provide off street parking with a spacious brick pavia hardstanding.



Ground Floor

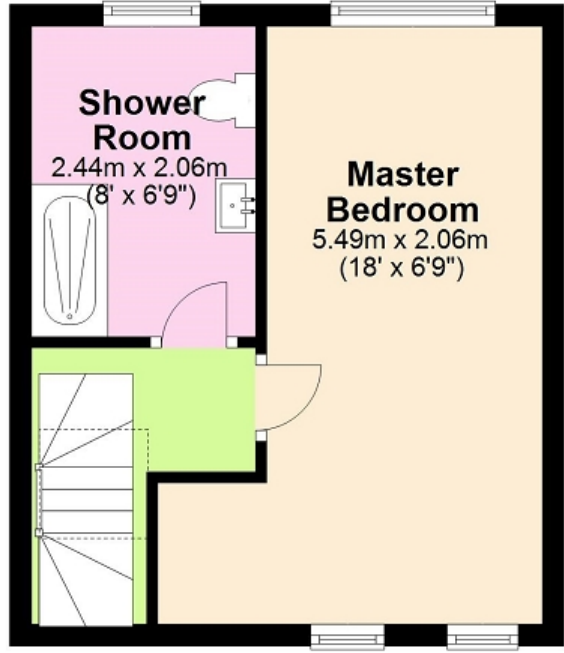


First Floor



This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

Second Floor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 taken 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.

