

McRae's

Clivedon Road, Highams Park, E4 9RL

*"One of the Nicest Residential Settings Locally...
Detached, 3 Bedrooms, 2 Bathrooms..."*



Guide Price £765,000 Freehold

"Just A Short Walk Of... Forest, And Highams Park Lake..."

This versatile 3 BEDROOM DETACHED Family house Offers easy to maintain well proportioned accommodation including an EXTENDED LIVING ROOM, reception Hall, fitted kitchen and 2 FIRST FLOOR BATHROOMS, whilst outside, there is off street parking to the front, serving an integral garage, and a delightful rear garden, now well established... it may be possible, subject to planning permission to convert the garage into additional living space.

The Location is certainly a feature, a quiet cul-de-sac spot just a stones throw to some delightful walks through the forest to Highams Park Lake and its surrounding Parkland. Equally accessible, is the village centre, with its iconic level crossing and signal box, variety of shopping facilities, popular schooling, and the mainline rail link to London Liverpool Street (20 minutes or so journey Time).

Entrance

An exterior storm porch with step providing access to a panel and glazed entrance door.

Reception Hall (16' 06" x 3' 0" Min x 10' 5" Max) or (5.03m x 0.91m Min x 3.18m Max)

Very deep with a radiator to one side, access to the main reception room and kitchen, return staircase to first floor accommodation with a very useful and large store beneath

Lounge Dining Room (12' 0" Min x 18' 08" x 17' 0" Max) or (3.66m Min x 5.69m x 5.18m Max)

A lovely big open plan main reception room, enlarged in the dining area for extra space.

Dining Area

Forming part of a small extension and having a double glazed replacement window to the rear elevation, radiator, power points.

Lounge Area

Nice and bright with double glazed double doors to the rear elevation opening on to a retained patio terrace and a further double glazed window to one side. Radiators on two sides, power points. Open plan to:

Kitchen(12' 0" x 6' 09") or (3.66m x 2.06m)

Well proportioned, and fitted including wall and base units in a matching design, bowl & quarter sink unit to the front elevation beneath a double glazed window having an outlook on to Clivedon Road and beyond.

Small breakfast bar to one side, plumbing/provision for washing machine, space for cooker, fridge freezer etc., power points.

First Floor Accommodation

Landing (5' 08" x 12' 05" Max) or (1.73m x 3.78m Max)

Very spacious, approached from a return staircase from the ground floor, each bedroom and bathroom leading off, a large hatch to loft space, recessed shelved display cabinet.

Bedroom 1 (12' 09" x 12' 03") or (3.89m x 3.73m)

A wide double glazed window to the rear elevation with a very pleasing outlook over surrounding gardens and forest land beyond. Radiator, power points, arrangement of fitted wardrobe units and an airing cupboard with a lagged hot water tank and linen shelving above. Door to:

En Suite Bathroom (7' 09" x 6' 0") or (2.36m x 1.83m)

A suite in white including a tiled enclosed bath, pedestal wash hand basin, low flush wc, radiator, ceramic tiled floors, ceiling downlighters, double glazed window to the rear elevation.

Bedroom 2 (10' 02" x 8' 07" Min x 10' 4" Max) or (3.10m x 2.62m Min x 3.15m Max)

Double glazed window to the front elevation with an open outlook across Clivedon Road and beyond, radiator to one side, full width arrangement of wardrobe cupboard space, floor to ceiling with centre double doors being mirror faced. Power points.





Bedroom 3 (9' 08" x 7' 08") or (2.95m x 2.34m)

Double glazed replacement window to the front elevation with an open aspect of Clivedon Road, radiator to one side, power points, fitted wardrobe cupboards with integral shelving.



Bathroom (7' 09" x 5' 07") or (2.36m x 1.70m)

Contemporary fitted with a half moon style corner entry shower, fitted Mira electric shower with attachments, pedestal wash hand basin, low flush wc, radiator, ceramic tiled walls, ceiling downlighters.

Outside

Rear Garden

Of good size and well stocked with an arrangement of lawn, a central pathway leading to the rear boundary, where there is gated access and borders either side planted with mature shrubs and small saplings. An exterior cold water mains tap. The patio area has a retaining brick wall with wrought iron above.

Garage (16' 08" x 7' 10") or (5.08m x 2.39m)

Attached garage with up and over door.

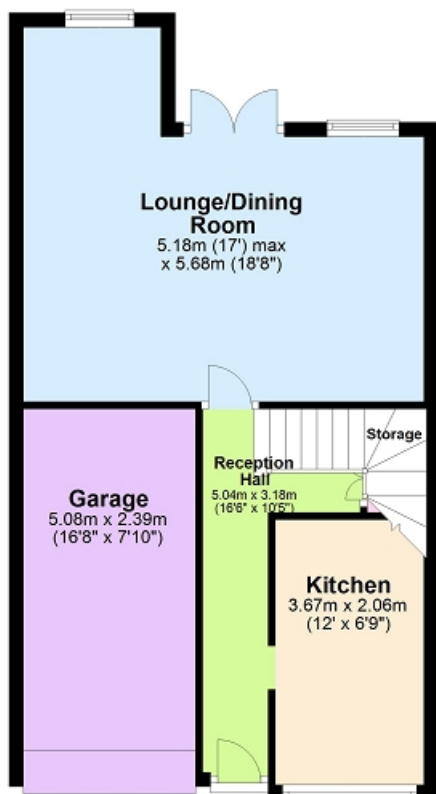
Local Authority & Council Tax Band

London Borough of Waltham Forest
Band F





Ground Floor



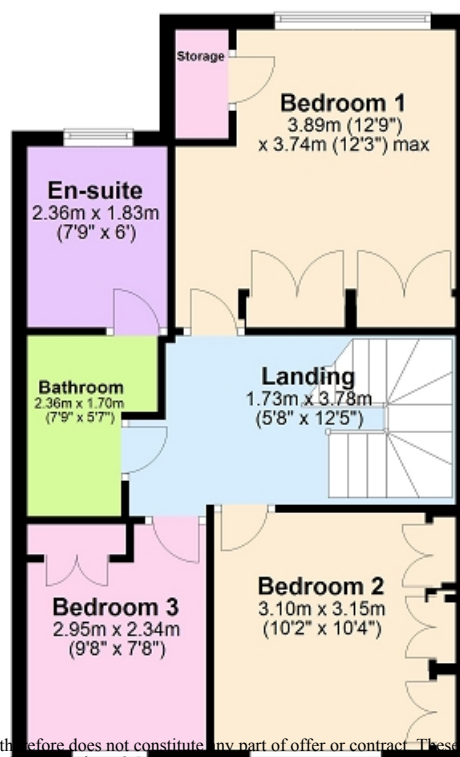
This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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.

First Floor



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.

