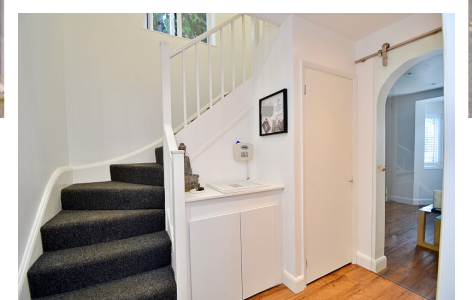


McRae's

Gordon Avenue, E4 9QU

*4 Bedrooms, 3 Bathrooms...
Highly Regarded Location...
A "Stone's Throw" of Highams Park Lake*



Guide Price £900,000

***A Distinctive Looking Family House
4 Bedrooms, 3 Bathrooms And Much More!***

Gordon Avenue is a much favoured residential location, ideal for surrounding facilities, Highams Park Lake and some wonderful woodland walks! The house itself has been subject to considerable improvement, having been remodelled internally and now offer accommodation on 3 floors including a thoughtfully extended loft space! Set back behind a picket fence, the accommodation briefly comprises

***L Shaped Reception Hall * Bay Fronted Lounge * Big Open Plan Living Dining Fitted Kitchen * Bright Conservatory * Cloakroom WC * 3 First Floor Bedrooms Together With 2 Bathrooms * Sizeable Converted Loft Bedroom With En Suite Shower Room * Landscaped Rear Gardens * Parking**

Highams Park offers an attractive variety of shopping facilities, including a large Tesco store, Cafes, bars and restaurants. The Village is centred on its iconic Level Crossing, with its mainline rail link to London Liverpool St., Walthamstow Central and the Victoria Line. The property is ideal for some excellent local schools, and just across the road, the rolling parkland and Highams Park Lake offers some lovely wide openspaces for family & children!

Entrance:

Set back from Gordon Avenue, slightly elevated with a pathway approach to a panelled entrance door giving access to:

Reception Hall:

L shaped and of good size, having a return staircase to the first floor accommodation with useful storage beneath, access to the lounge, kitchen dining room and cloakroom.

Cloakroom/w.c:

Vanity wash hand basin, low flush wc, window, tiled walls.

Lounge:(12' 0" x 11' 08") or (3.66m x 3.56m)

An attractive bay fronted family living space, centred on a "hole in the wall" style fireplace feature.

Living, Kitchen Dining Room:(20' 02" x 16' 04") or (6.15m x 4.98m)

The living area is a lovely bright, big open plan space with, to one side, a feature fireplace (not live), with access into the conservatory. The kitchen area is separated with a centre breakfast bar aisle with room for seating, plenty of worktop space, a double bowl sink, base cupboards and drawers, together with appliances in a matching housing. From here there is access to the rear patio terrace.

Conservatory: (9' 06" x 9' 02") or (2.90m x 2.79m)

A versatile addition to the living space, presently used as a dining area and providing access directly on to the rear garden.





First Floor Accommodation:

Landing:

Window to side elevation, access to first floor bedrooms and family bathroom, door to inner hall with stairs rising to the converted loft space.

Bedroom 1:(11' 11" x 11' 09") or (3.63m x 3.58m)

Bay to front elevation, range of fitted shelving.

Bedroom 2:(10' 10" x 9' 05") or (3.30m x 2.87m)

Window to rear elevation and to one side a vanity basin with worktop. Access to:

En Suite Shower Room/W.C.:

Fitted shower cubicle with attachments. Low flush wc.



Bedroom 3:(10' 10" x 7' 05") or (3.30m x 2.26m)

Window to front elevation. Presently used as an office/dressing room

Bathroom:

A smart modern suite, panel bath, single bowl wash hand basin, low flush wc, window to rear elevation.

Second Floor Accommodation:

Bedroom 4:(19' 03" x 12' 09") or (5.87m x 3.89m)

Two windows to rear elevation, with outlook over gardens, and access to:

En Suite Shower Room/W.C.:

Tiled walls and flooring, shower screen attachments, window to rear elevation, low flush wc and wash hand basin





Outside:

Rear Garden:

Landscaped on two levels with a spacious "Sun Trap" patio terrace with steps rising to the remainder of the plot, which is partly laid out to artificial grass for easy maintenance, leading up to a raised decking patio and small summerhouse. There is a substantial outbuilding, with the potential for a number of uses and a generous side terrace area to the house leading to the front.

Front Garden:

An attractive small front garden with picket fence to front boundary and off street parking to one side.

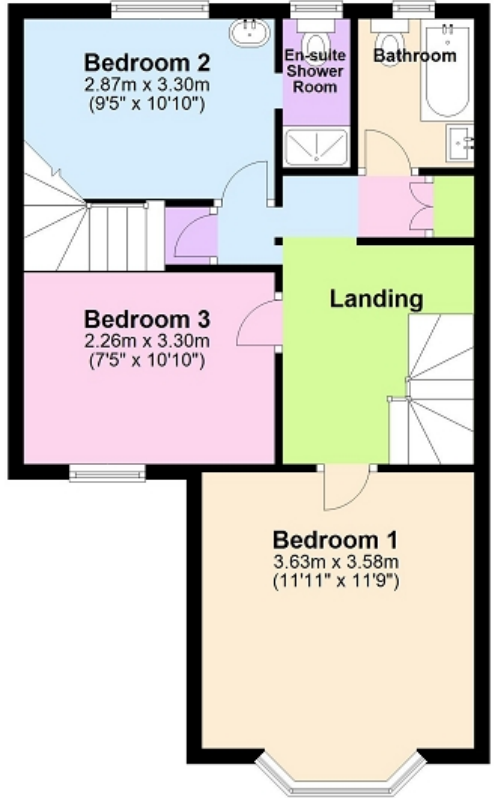


Ground Floor

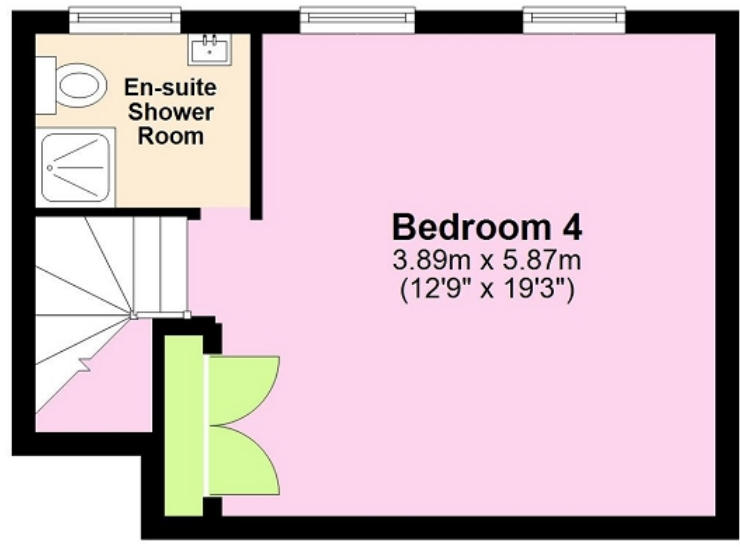


This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.


First Floor



Second Floor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	56
(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.

