

# McRae's

The Avenue , Highams Park, E4 9RD

*An Extended Family Home  
Of Considerable Size and Diversity  
4 Bedrooms, 4 Bathrooms & A Lot more!*



**Guide Price £920,000 Freehold**



***...WITH THE VILLAGE, POPULAR SCHOOLS, A STATION FOR LIVERPOOL STREET & SOME WONDERFUL FOREST WALKS...ALL VERY ACCESSIBLE ...***

**A classic Bay fronted semi detached house, probably dating from the late 1930s era, in recent years greatly enlarged and remodelled, now presenting a truly spacious and well proportioned family house with a diverse internal layout meeting differing family needs! Briefly comprising, a reception hall with access off to a large ground floor (4th) double bedroom with ensuite shower facilities, currently doubling up as a very comfortable, independent home office! The Hall also leads into an enormous Lounge, Dining Room and Kitchen space, individually set out, yet open plan, ideal for family living! To complete the ground floor picture there is a cloakroom WC, and useful utility/laundry room. The first floor features three double bedrooms, two with ensuite shower rooms and a separate family bathroom - with an untouched loft space offering further potential?**

**The front of the house provides off street parking for a number of vehicles, and the rear garden is simply laid out with patio and lawn areas screened by brick walling and fencing to boundaries. The house occupies a highly respected location, with convenience at its centre!**

#### **Entrance**

The property is set back from The Avenue approached across a paved hard standing leading to a recess reception porch with panel door opening to the reception hall.

#### **Reception Hall (8' 08" x 5' 08") or (2.64m x 1.73m)**

Panel and glazed door with side casements, radiator to one side, stairs rise to the first floor accommodation, door to ground floor bedroom, wall mounted heating thermostat. Open plan to the living dining room

#### **Cloakroom (6' 02" x 3' 0") or (1.88m x 0.91m)**

Comprises low flush wc, side vanity wash hand basin with cabinet, radiator, ceiling extractor fan.

#### **Bedroom 4 (12' 08" Max x 13' 07" Max x 11' 5" Min) or (3.86m Max x 4.14m Max x 3.48m Min)**

into Bay  
A large wide bay to the front elevation with double glazed replacement windows and an outlook towards The Avenue. Radiator to one side, power points, some fitted wardrobes with mirror faced sliding doors. Panel door to:

#### **En-suite shower room (5' 02" x 9' 02") or (1.57m x 2.79m)**

Includes a double width entry shower cubicle with sliding doors, chrome fittings, vanity wash hand basin with cabinet beneath, low flush wc, upright chrome ladder style radiator towel rail, double glazed replacement window to the front elevation, extractor.

#### **Living Dining Room & Kitchen**

##### **Kitchen Area(22' 0" x 8' 08") or (6.71m x 2.64m)**

A good size kitchen with double glazed windows to the rear elevation overlooking the garden, spacious return worktop which includes breakfast bar, an ample range of basecabinets and wall units in a matching design, integrated appliances include ovens, electric hob with canopy style extractor above, single bowl drainer sink unit, power points, space for utilities, radiator, panel and glazed door leads to the rear garden. Open plan to

#### **Dining Area (9' 06" x 17' 08") or (2.90m x 5.38m)**

Runs across the back of the house, double glazed windows and double doors open up on to the slightly raised flagstone terrace and garden, radiator, an arrangement of ceiling downlighters. Open plan to:

#### **Living Room (15' 05" Max x 17' 0" Max) or (4.70m Max x 5.18m Max)**

A spacious open plan living space with ceiling downlighters, useful stairway storage cupboard, plenty of power points.

#### **Utility Room (6' 0" x 5' 03") or (1.83m x 1.60m)**

A very useful addition with an arrangement of fitted wall cupboards, matching base units, single drainer sink unit with worktop, space for utilities, plumbing/provision for washing machine. Ceiling downlighters, extractor fan and radiator.

#### **First Floor Accommodation**

##### **Landing (3' 03" x 19' 09") or (0.99m x 6.02m)**

A wide landing area with each bedroom and main bathroom leading off. Hatch to loft space, radiator, power points.

##### **Bedroom 1 (13' 0" x 13' 02") or (3.96m x 4.01m)**

into Bay  
A nice size main bedroom includes a wide bay to the front elevation with double glazed casement windows overlooking the drive and The Avenue beyond. Radiator to one side, power points, arrangement of fitted wardrobe units with floor to ceiling mirror faced doors and side shelving

##### **En-suite shower room(10' 03" Max x 6' 04" x 7' 4" Min) or (3.12m Max x 1.93m x 2.24m Min)**

Very spacious, includes a completely independent tiled shower cubicle with chrome fittings, vanity wash hand basin with cabinet beneath, low flush wc, upright chrome ladder style radiator towel rail, double glazed casement window to the front elevation. Useful "Bulkhead" storage cupboard

##### **Bedroom 2(15' 05" x 8' 08") or (4.70m x 2.64m)**

A dual aspect double bedroom having double glazed replacement windows on two sides, power points, radiator, fitted wardrobe cupboards with floor to ceiling mirror faced sliding doors. Door to:









**En Suite Bathroom (4' 08" Min x 8' 09" x 7' 2" Max) or (1.42m Min x 2.67m x 2.18m Max)**

Once again a nice size with a double width step in shower cubicle with sliding doors, chrome fittings, low flush wc, vanity wash hand basin with cupboard beneath, upright chrome ladder style radiator towel rail, extractor fan. Double glazed replacement window to the front elevation.

**Bedroom 3 (11' 08" x 12' 09") or (3.56m x 3.89m)**

Another excellent double bedroom with double glazed replacement window to the rear elevation and South Easterly attractive views to the surrounding area with gardens and forest land beyond! Radiator, power points, fitted wardrobe cupboards with floor to ceiling mirror faced sliding doors. Personal door to family bathroom

**Family Bathroom (9' 08" x 6' 06") or (2.95m x 1.98m)**

Panel enclosed bath, chrome fittings, vanity wash hand basin with cabinet beneath, low flush wc, upright chrome ladder style radiator towel rail, extractor fan, panel doors to landing and bedroom 3. Double glazed replacement window to the rear elevation.

**Outside**

**Rear Garden**

South East facing and includes raised flagstone patio with retaining fence work and gate opening up the remainder of the plot which is laid out with lawn, brick wall and fencing to boundaries. To the side of the property is a pathway.

**Front Garden**

Laid out with the provision for off street parking.

**London Borough of Waltham Forest  
Council Tax Band E**

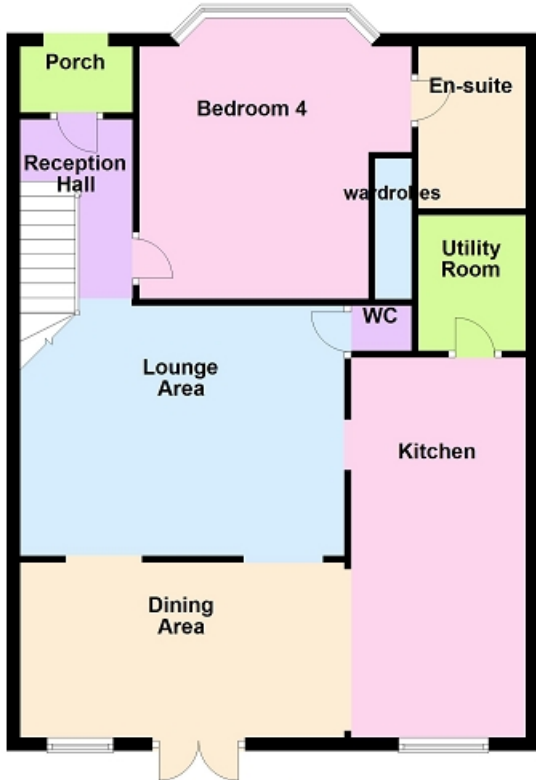






### Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)

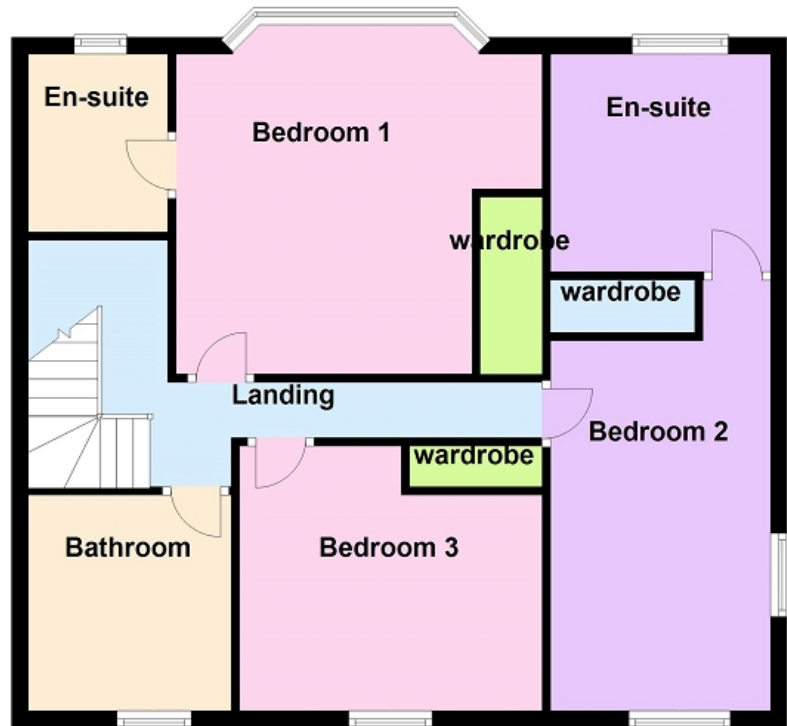


Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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

### First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92+) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92+) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	74	51	75
England, Scotland & Wales	EU Directive 2002/91/EC	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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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.

