

McRae's

Abbotts Crescent, Highams Park, London. E4 9SA

**...A Bay Fronted Family House...
Significantly Extended to the Ground Floor...
...Yet Offering Considerable Further Potential!..**



Guide Price £725,000 Freehold

*A Lovely Open Rear Aspect
. Versatile Living Space
And a Loft Waiting for Conversion!!
(Subject To Planning Permission)*

A very typical, End Terrace 1930s house, much bigger than exterior appearance would suggest, having been, in past years, substantially extended, adding to the already spacious living accommodation! Enjoying a well established residential setting, this property also has a most pleasant South Westerly outlook to the rear over open playing fields/sports ground!

Highams Park Village Centre with all its amenities is not far, in addition to regular bus routes, a first class mainline station serving London Liverpool Street, some excellent schooling, together with some delightful Forest Parkland walks around Highams Park Lake. NO ONWARD CHAIN!.

The accommodation briefly comprises:

Entrance

Set back from the Crescent, the property is approached over a crazy paved hard standing with an arched recess storm porch and double glazed panel door with side and top casements. Opens to:

Reception Hall (12' 08" x 5' 08") or (3.86m x 1.73m)

Stairs rise to the first floor accommodation, storage space beneath, radiator to one side, power point.

Open Plan Lounge Dining Room (25' 08" x 11' 08" Max x 10' 6" Min) or (7.82m x 3.56m Max x 3.20m Min)

reducing in dining area

A sizeable open plan main reception room which could easily be divided once again if so required.

Lounge Area

Bay to front elevation with double glazed replacement window, ceiling centre rose, feature fireplace with ornate surround and grate with gas coal effect fire (not live). Open Plan to:

Dining Area

Encased radiator to one side, power points, ceiling centre rose and small pane glazed double doors opening to:

Reception 3 or 4th Bedroom(9' 05" x 10' 0") or (2.87m x 3.05m)

Double glazed double doors opening directly on to the patio and garden, radiator to one side. Door to:

Kitchen (9' 04" x 13' 02") or (2.84m x 4.01m)

Fitted with return worktops, cupboards beneath, matching eye level cupboards, double glazed window and door to rear elevation, provision for automatic washing machine, single drainer sink unit and mixer tap.

Study/Home Office (8' 02" x 6' 09") or (2.49m x 2.06m)

Radiator to one side, power points, open access with step down to the kitchen, door to the garage and access to:

Shower Room WC (4' 08" x 5' 04") or (1.42m x 1.63m)

Corner entry shower cubicle, electric shower with fittings, low flush wc, wash hand basin, tiled floor, part tiled surrounds, radiator to one side.

Garage (13' 06" x 7' 03") or (4.11m x 2.21m)

First Floor Accommodation

Landing(9' 05" Max x 6' 04") or (2.87m Max x 1.93m)

Approached from the return staircase from the ground floor, the landing area provides access to each of the bedrooms leading off, including the bathroom. There is a double glazed replacement window to the side elevation allowing natural light, a small hatch to loft space, corner sited linen cupboard.

Bedroom 1(14' 0" Max x 11' 04") or (4.27m Max x 3.45m)

into Bay

Bay to front elevation has double glazed replacement windows with a shaped single panel radiator beneath and power points.





Bedroom 2 (11' 06" x 9' 08") or (3.51m x 2.95m)

To the rear of the property, having a double glazed replacement window and a South West facing open outlook across gardens with the sports field beyond. Radiator beneath the window and power points.

Bedroom 3 (8' 05" x 6' 03") or (2.57m x 1.91m)

Double glazed replacement window with an outlook on to the Crescent, single radiator beneath and power points.

Bathroom (6' 0" Max x 7' 08" Max x 4' 5" Min) or (1.83m Max x 2.34m Max x 1.35m Min)

Irregular shape

A decent size with low flush wc, pedestal and wash hand basin, part tiled surrounds, panel enclosed bath, double radiator and two double glazed windows to the rear elevation.

Outside

Rear Garden

Having a depth of approximately 62 feet, and an open outlook, facing Southwest, over a sports field, The Garden is largely laid to lawn, with a patio area immediately off the property.

Front Garden

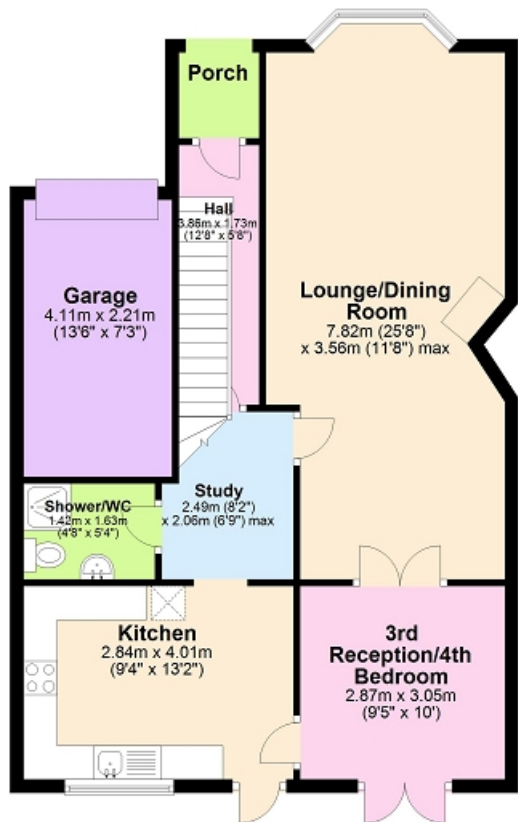
A small retained front garden area which lends itself to a further handstand. To one side there is off street parking, serving the attached garage/store.

London Borough of Waltham Forest

Council Tax Band D

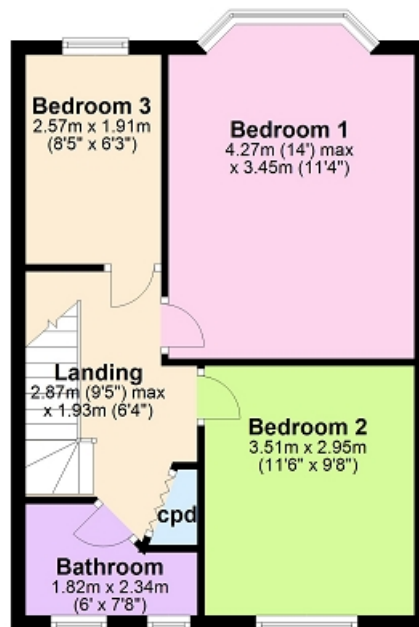


Ground Floor



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

First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO₂ emissions (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	81		77
	56		47
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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 (CO₂) 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.

