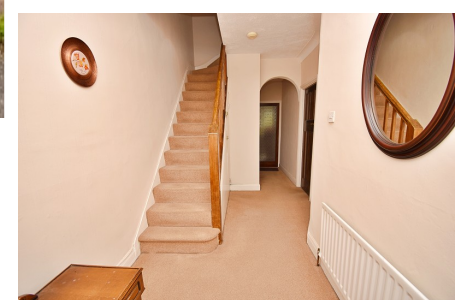


McRae's

Larkshall Crescent, Chingford, E4 6NS

**Spacious 3 Bedroom Family Home
...Backing On To Forest
Off Street Parking & NO ONWARD CHAIN"**



Guide Price £575,000 Freehold

Set on an elevated position offering superb views across the local neighbourhood, this charming, much loved three bedroom family home offers parking at the front, together with a fantastic opportunity to update, extend and additionally, to reconfigure the layout if and when required (subject to Local Authority planning permissions).

The ground floor accommodation features a hallway, a generous sized lounge/dining room offering plenty of living space, a handy downstairs shower/ W.C., together with kitchen Breakfast room with access to the rear garden. Moving up to the first floor, the landing provides access to the loft hatch, 3 Bedrooms and family bathroom.

This chain free property is an ideal project for some creative renovators, looking to move into the area. Highams Park main line train station allows access into London Liverpool St., via Walthamstow Central and the Victoria Line, some excellent schools and local shops are all nearby to this family friendly Crescent. Lastly, if you love the outdoors, you are perfectly placed to step outside your rear garden and enjoy a long leisurely walk through the beautiful Larkwood Forestland...

Entrance

The property is approached across a paved hardstanding with planting borders, stairs lead up to a panel and glazed door with side casement. Open to:

Reception Hall (13' 0" x 5' 09") or (3.96m x 1.75m)

Stairs rise to the first floor accommodation, panelled and glazed doors provide access to each room off. Understairs storage cupboard, also housing meters, radiator to one side. Opens to:

Inner Hall (7' 06" x 2' 07") or (2.29m x 0.79m)

Open arch from the main reception hall, with doors to the downstairs shower room/WC, and kitchen.

Open Plan Lounge Dining Room

A lovely big open plan living space, which could easily be divided if so required.

Lounge Area (13' 01" x 12' 09") or (3.99m x 3.89m)

Double glazed replacement window to the front elevation with an outlook along the Crescent, radiator beneath, power points, coving and ceiling centre rose.

Dining Area (12' 05" x 11' 05") or (3.78m x 3.48m)

Central to this room is a focal point 'Feature Fireplace' with marble style surround and hearth and wood effect over mantel, radiator to one side, coving and ceiling centre rose, sliding double doors open to:

Kitchen Breakfast Room (10' 09" x 18' 0") or (3.28m x 5.49m)

Kitchen Area

Range of wall and base units in a matching design with drawers and cupboards beneath, single bowl sink unit and drainer with mixer tap, 4-ring gas hob with concealed extractor above, integrated double oven, plumbing/provision for automatic washing machine, integrated fridge freezer. Double glazed window to the rear elevation, panel and glazed door opens to the patio and garden

Breakfast Area

Also accessed from the dining area, double glazed window overlooking the patio and garden, radiator beneath, power points.

Downstairs Shower Room/W.C. (6' 09" x 4' 02") or (2.06m x 1.27m)

Corner sited shower cubicle with attachments, vanity wash hand basin with mixer tap and storage cupboard beneath, low flush wc, part tiled walls.

First Floor Accommodation

Landing (8' 06" x 6' 09") or (2.59m x 2.06m)

Return staircase from the ground floor, hatch to loft space, panel doors provide access to each bedroom and bathroom

Bedroom 1 (13' 0" x 9' 08") or (3.96m x 3.07m)

Double glazed window to the front elevation with panoramic views across the neighbourhood and beyond! Radiator beneath. To one wall a range of fitted wardrobe cupboard space with top box storage.





Bedroom 2 (12' 07" x 10' 04") or (3.84m x 3.15m)

Double glazed replacement window to the rear elevation with views over gardens, radiator beneath, range of wardrobe and cupboard space to one wall.



Bedroom 3 (8' 0" x 6' 09") or (2.44m x 2.06m)

Double glazed window with views along the Crescent and beyond, radiator beneath, range of wardrobe and cupboard space to one side.

Bathroom (6' 09" x 6' 04") or (2.06m x 1.93m)

A 3-piece suite comprising panel enclosed bath with mixer tap, wall mounted shower attachment and glazed shower screen, pedestal and wash hand basin with twin taps, close coupled wc, tiled walls. Frosted Double glazed window to the rear elevation.



Rear Garden

Patio area accessed from the kitchen breakfast room, with central steps up to a lawn with borders and mature bushes.

Garage (15' 05" x 8' 04") or (4.70m x 2.54m)

Power connected, this outbuilding includes two single glazed windows to the front aspect, concrete flooring and an up and over door.

Local Authority & Council Tax Band

London Borough of Waltham Forest
Council Tax Band E



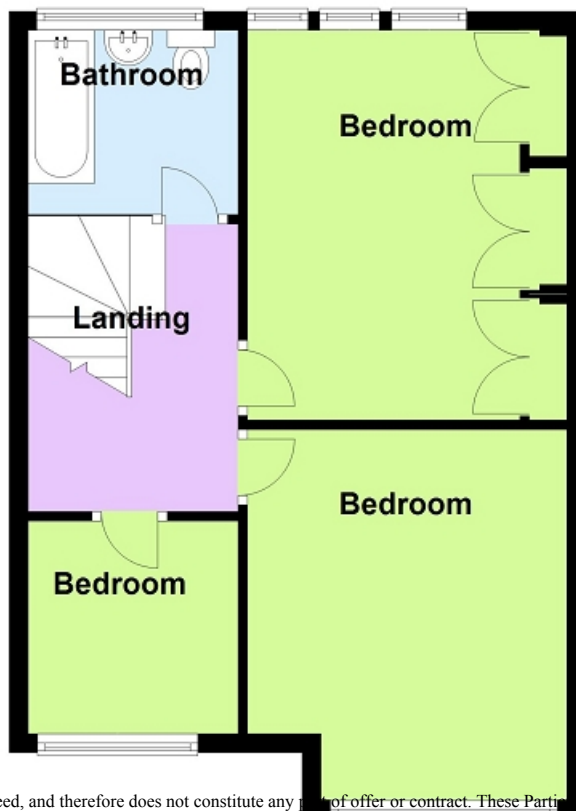
Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(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.

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.

