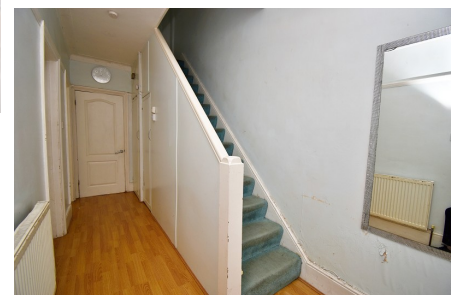


# McRae's

Church Avenue, Highams Park, E4 9QY

*Twixt The Lake & Village Centre...  
...A Detached - Rare Opportunity...  
3 Bedrooms, Large Garden, Much Potential!*



**Guide Price £725,000 Freehold**

## A Highly Regarded, And Accessible Setting Offered With No Onward Chain...

Without doubt this older style house offers a unique & exciting opportunity for further updating, remodelling or extending, with space at the garage side, rear or even the loft to create such potential (subject, of course, to local authority planning permission being granted).

The existing accommodation is surprisingly spacious, making the layout ideal for family living, and briefly comprises a porch, reception hall, two large separate living rooms, kitchen, together with a lean-to conservatory across the rear of the house, whilst the first floor includes 3 bedrooms (two double) and a bathroom wc. Outside is yet another surprise! Off road parking serves an attached garage/store, and to the rear, a brilliant child friendly garden opens up to offer plenty of scope!

The property's location is highly desirable within a mix of excellent residential properties, all within walking distance of Highams Park's beautiful Lake, Forest walks and Village Centre providing a variety of shops, including a Tesco Store and mainline station serving London Liverpool St., Walthamstow Central and the Victoria line. Also worthy of note is the property's setting, close to the popular Highams Park School.

### Entrance

Set back from Church Avenue with low level walking to front, single and double wrought iron gates open to and give access to the property.

### Porch

UPVC porch door with double glazed insets and casement windows to the side and top, tiled flooring that leads into a part double glazed entrance door with casements to each side and top, giving access to the hallway.

### Reception Hall

A good size, coved cornice ceiling, picture rail, single radiator to side, understairs storage cupboards, one of which houses the meters. Access to each room off, plus stairs rising to the first floor accommodation.

### Living Room (13' 07" x 11' 09") or (4.14m x 3.58m)

crescent shaped bay window to the front elevation with top casements, coved cornice ceiling, double and single radiators, picture rail.

### Dining Room (13' 06" x 11' 09") or (4.11m x 3.58m)

coved ceiling, double radiator, air vents, sliding double glazed patio doors leading through to the conservatory.

### Kitchen (10' 04" x 5' 08") or (3.15m x 1.73m)

Part tiled walls, coved cornice ceiling, selection of wall and base cupboard units, together with pull out drawer storage, worktop space, one and 1/2 sink unit with drainer and mixer tap, integrated four ring gas hob with an overhead canopy extractor and oven beneath. To the rear elevation, there are sliding double glazed door giving access to the conservatory and rear garden.

### Conservatory (8' 02" x 17' 09") or (2.49m x 5.41m)

double radiator, space for a tall fridge freezer, plumbing provision for a washing machine, double glazed windows to the rear and side elevation, plus a double glazed single UPVC door that opens out into the rear garden.

### First Floor Accommodation

#### Landing

With access to each bedroom leading off together with the bathroom wc.

#### Bedroom 1 (13' 04" x 11' 07") or (4.06m x 3.53m)

coved cornice ceiling, picture rail, single radiator, double glazed casement windows to the front elevation.

#### Bedroom 2 (13' 08" x 10' 04") or (4.17m x 3.15m)

coved cornice ceiling, picture rail, single radiator, double glazed casement windows to rear elevation, providing a pleasant view overlooking the rear garden.

#### Bedroom 3 (9' 10" x 5' 10") or (3.00m x 1.78m)

single radiator, picture rail, double glazed casement windows to the front elevation.

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**Bathroom (7' 08" x 7' 0") or (2.34m x 2.13m)**

tiled walls, low flush WC, pedestal wash hand basin with single taps, wall mounted mirrored storage cabinet, frosted double glazed windows to the rear elevation with top casement, wall mounted towel rail, shower screen, shower curtain rail, white panel bath with period style mixer bath taps and hand held shower attachment, wall mounted shower controls with another overhead shower fitting, plus an air vent.

**Outside**

**Rear Garden**

Stepping out from the conservatory, there is a small area of decking leading out into this lovely family sized garden that includes a versatile space to the side of the property, which as well as containing a rear access door to the garage, could also be used for further storage. Pathway leads through the garden allowing access to the remainder of the plot, which is mainly laid to lawn, with side boundaries having planted beds in addition to a pergola. Towards the far end of the garden there are two wooden storage sheds.

**Front Garden**

With off street parking to one side, access by double gates.

**Garage**

attached garage

**Local Authority & Council Tax Band**

London Borough of Waltham Forest  
Band E

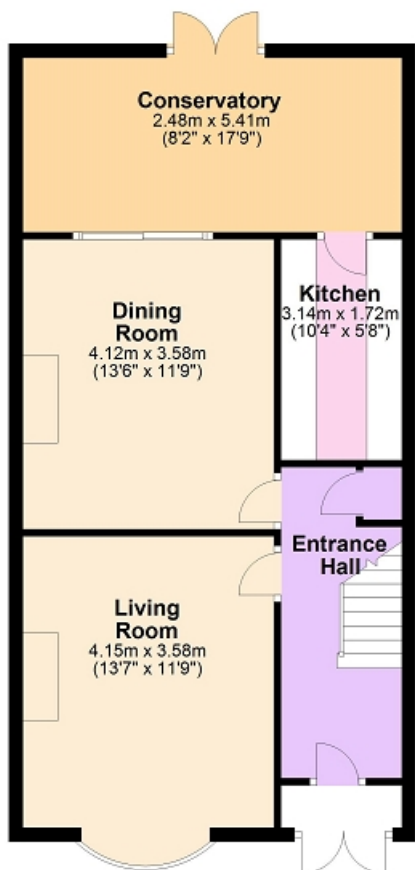






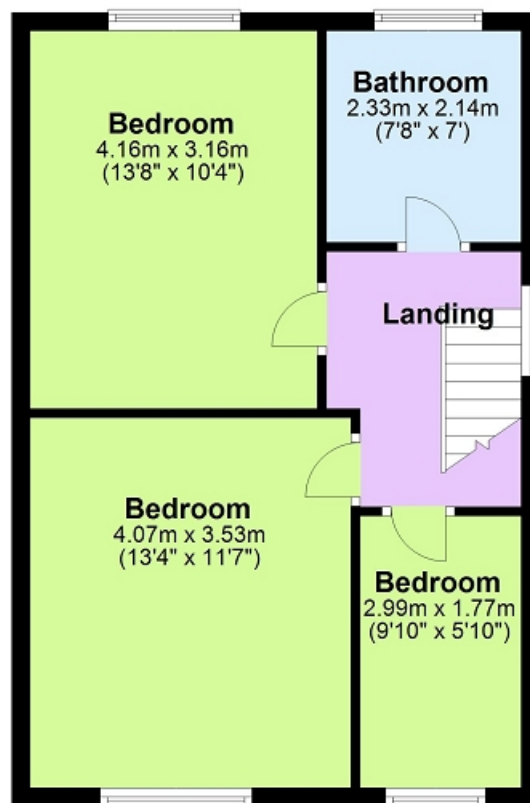
### Ground Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	58		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		
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>		46	47
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

