

McRae's

Newbury Road, Highams Park E4 9JH

*Rarely Available One Bedroom Conversion Flat...
On The Ground Floor...
With Sole Use Of Rear Garden...*



Guide Price £350,000 Leasehold

Ideally placed for the heart of Highams Park village, we are delighted to offer this immaculately presented 1 bedroom ground floor conversion flat, featuring contemporary decor throughout and includes lounge, bright and airy bedroom in addition to a stylish fitted kitchen breakfast room and fabulous bathroom! At the rear of the property, there is sole use of a good size garden, thats ready and waiting to be designed/ landscaped to your hearts content!

This well presented garden flat also benefits from plenty of storage space as well as a long lease , just a short stroll to the local Village shops, schools, cafes and restaurants, together with the mainline train station that serves London Liverpool Street, via Walthamstow Central with its link to the Victoria line. Local transport and motorway links are also within comfortable distance. This super apartment is a commuters dream as it would make an absolutely ideal first time purchase or even a buy to let opportunity.

Entrance

Low built brick wall, wrought iron gate giving access to the neatly kept front garden, planting bed to the side, path leads to the entrance door.

Lounge (13' 01" x 11' 09") or (3.99m x 3.58m)

Double glazed windows with top casements to the front elevation, feature fireplace (untested) with an over mantle and hearth below, coved cornice ceiling, double radiator to side. Arched entrance leads through to the inner hall, which also provides access to the generously sized double bedroom and fitted kitchen.

Inner Hall (12' 05" x 2' 05") or (3.78m x 0.74m)

Storage cupboard to the side, arched access to the fitted kitchen dining area.

Kitchen (10' 09" x 11' 08") or (3.28m x 3.56m)

Range of modern soft close wall and base cupboards, ample work top space, pull out drawers, built in wine storage, single sink unit with mixer tap and drainer, built in fridge freezer, integrated four ring gas hob, with overhead heat extractor, electric oven, storage beneath. Additionally, there is space for dining table and chairs, large double glazed windows with top casements to the side aspect. Access to the bathroom and garden is off the kitchen.

Bedroom 1 (11' 0" x 11' 02") or (3.35m x 3.40m)

Double glazed window with top casements to the rear elevation, double radiator and plenty of space for wardrobes and extra storage if required.

Lobby (3' 01" x 3' 08") or (0.94m x 1.12m)

Step down to to the arched access lobby where there is a panel door opening to the bathroom and a part double glazed frosted door to the garden.

Bathroom (5' 04" x 9' 07") or (1.63m x 2.92m)

Frosted double glazed window with top casements to the rear elevation,



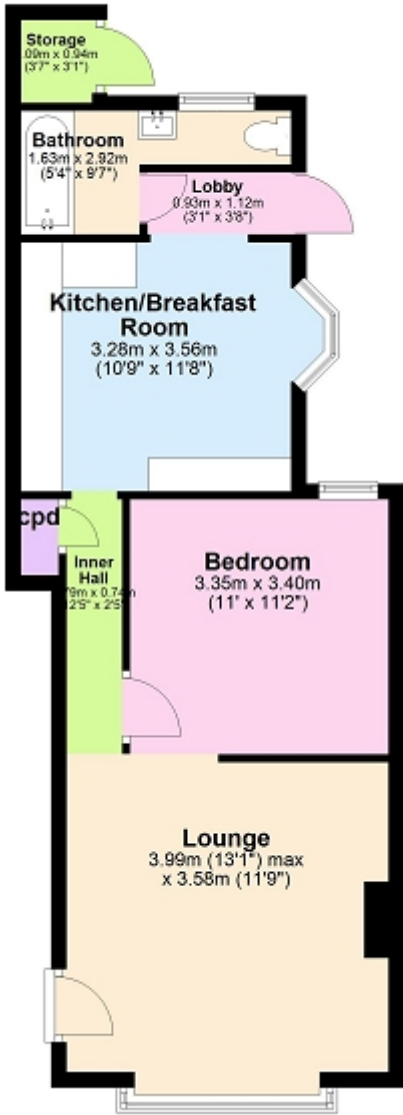
Part tiled walls, panelled bath with mixer tap, overhead shower attachment, shower screen, , wall mounted heated towel rail, pedestal wash hand basin with mixer tap, low flush W.C.

Exterior Storage Cupboard(3' 07" x 3' 01") or (1.09m x 0.94m)
Garden

Of good size, this well maintained garden includes a patio/ seating area, neatly kept lawn, variety of plants trees and shrubs, bordered planting bed to the side and rear, next to a handy shed for storage purposes. There is also an external power connected cupboard that currently houses the boiler and includes plumbing/provision for washing machine.



Ground Floor



Energy Efficiency Rating		
	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		
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 take 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.