

McRae's



Essex Road North Chingford E4 6DG

Guide Price:
£1,250,000 Freehold

***“A High Specification Family House
Highly Regarded Residential Setting
Includes 4 Bedrooms, 2 Bathrooms,
South Facing Garden”***

Wonderfully presented to an exacting standard and finish, this fine semi detached residence, originally dating back to the 1930's period, occupies a much sought after location and enjoys a large children friendly south facing rear garden! The interior accommodation offers well proportioned living space with, to the ground floor, two individual reception rooms, cloakroom wc, fabulous custom fitted kitchen, together with 4 BEDROOMS AND 2 BATHROOMS TO THE FIRST FLOOR. Additionally, there is a large south facing rear garden, off street parking and garage workshop, and without doubt space to extend both to the rear and loft areas subject to necessary planning permission. The property also enjoys stylish Amtico flooring, Miele appliances in the custom fitted kitchen, Grohe fixtures and fittings to

the bathrooms, 3 phase mains supply, which is of great benefit for charging electric vehicles or powering a heat pump, as well as Category 6 data cabling throughout, including the loft which facilitates adding ceiling mounted Wi-Fi points and soffit mounted CCTV. Essex Road is well placed for surrounding facilities, being only a short walking distance from North Chingford's fashionable High Street offering a wide range of attractive cafes, bars, restaurants and shops meeting day to day needs. The mainline station provides a regular service to London Liverpool St., Walthamstow Central and the Victoria line. Close by there are some excellent schools including Normanhurst, Bancroft's, Woodford County High School for Girls, Chingford Foundation School and Heathcote School & Science College! To complete the picture, there is the wonderful green space of "Epping Forest" and the local sporting facilities include The Connaught Club providing Tennis, Squash, Racketball, Bowls and a well equipped Gym!

Ground Floor Accommodation:

Reception Hall: (18' 09" x 6' 08") or (5.72m x 2.03m)

Opening from a panelled entrance door, this welcoming reception area provides recessed shoe racking either side of the entrance, stairs to the first floor accommodation, encased radiator, panelled ceiling, range of fitted stairway cupboards, panel doors to each reception room, kitchen and cloakroom wc.

Family Lounge: (15' 02" x 14' 05" Max) or (4.62m x 4.39m Max)

A well lit and sizeable living space enjoying a wide bay to the front elevation, leaded light style double glazed window, a focal point "Media Wall" with custom shelving and base cupboard storage. Panelled ceiling, radiator.

Dining Living Room: (13' 09" x 14' 07") or (4.19m x 4.45m)

Elegantly presented having leaded light style double glazed panel doors to the rear elevation opening directly on to the rear garden, an attractive centrepiece fireplace which we understand is live, having a character polished wood over mantel, classic inset mirror, and beneath fire grate and hearth, Amtico flooring, panelled ceiling, radiator.

Cloakroom: (4' 04" x 2' 03") or (1.32m x 0.69m)

Fitted low flush wc, wash hand basin, ceiling extractor fan.

Kitchen: (9' 08" x 13' 09") or (2.95m x 4.19m)

Contemporary in design and fitting, includes wall and base cupboard space, pull out drawers, plenty of working surfaces, single bowl sink unit, plumbing for automatic washing machine and dishwasher, range of Miele integrated appliances. Leaded light style double glazed window, Amtico flooring, and door to the rear garden.

First Floor Accommodation:

Landing:

Rising from the reception hall, to a "half landing" area where there is a door to the 4th bedroom, and further steps leading up to a very spacious main landing with each of the principal bedrooms and family bathroom off. The ceiling loft hatch has a concealed ladder for access where there is undoubted potential to develop the space in to additional accommodation (subject to the necessary planning permission).

Bedroom 1: (16' 0" x 12' 04" Max) or (4.88m x 3.76m Max)

Leaded light style double glazed casement windows to front elevation, custom fitted wardrobes to one side incorporating central mirror faced doors. Panelled ceiling, radiator, leading into a small, cleverly fitted INNER LOBBY which has, more or less, floor to ceiling fitted shelving and drawer units for added storage. Door to:

En Suite Shower Room WC: (8' 02" x 4' 06") or (2.49m x 1.37m)

Beautifully presented and well laid out with Grohe fixtures and fittings, comprising enclosed shower cubicle with drench and hand held shower fittings in chrome, wall mounted wc, worktop with inset vanity wash hand basin and large drawer beneath, ceiling extractor fan, shaver point, downlighters, chrome radiator towel rail, tiled walls, leaded light style double glazed casement window.

Bedroom 2: (13'x12') or (3.96m x 3.66m)

Leaded light style double glazed casement window, to south facing rear elevation, radiator, panelled ceiling.

Bedroom 3: (9' 09" x 7' 09") or (2.97m x 2.36m)

The ideal "Home Office" with custom fitted cupboards on two sides, open shelving and plenty of space for a work desk or bed! Radiator, panelled ceiling, leaded light style double glazed window.

Bedroom 4: (16' 03" x 7' 08") or (4.95m x 2.34m)

Dual Aspect having leaded light style double glazed windows on two sides providing natural light, fitted return worktop, wardrobes, radiator, panelled ceiling.

Bathroom: (4' 08" x 8' 03") or (1.42m x 2.51m)

Immaculately presented, stylish in design with Grohe fixtures and fittings, having a tile enclosed bath, drench and hand held chrome shower fittings & controls, glazed side screen, wall mounted wc, adjacent wide wash hand basin with storage under, tiled walls, chrome radiator towel rail, extractor fan, shaver point, downlighters, leaded light style double glazed casement windows.

Outside:

Rear Garden

A big "Sunny" south facing family size rear garden, which offers a good degree of privacy and is enclosed to boundaries - ideal for children, yet offering further landscape potential with a depth of a little over 75ft. Accessed from the kitchen or dining room, with exterior power and light points, there is also a useful pedestrian gated side access to the front of the house and garage.

Front Garden

Set back behind low level stone walls with a mixed paved terrace interspersed with shrub and conifer beds proving all year round colour. Off street parking serves the integral GARAGE and to the side, gated pedestrian access leads through to the rear garden.

Garage: (18' 06" x 7' 03" Max) or (5.64m x 2.21m Max)

This facility is integral to the house, and therefore might possibly lend itself to being fully converted to additional accommodation subject to permission. The existing facility offers a first class arrangement of workshop space which includes benches, a sink unit with power and light connected. There is a wall mounted gas boiler serving the central heating and domestic hot water supply, double doors to the front and a service door to the side.



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McRae's





Essex Road, North Chingford. London. E4 6DG

Ground Floor

Approx. 79.4 sq. metres (855.0 sq. feet)



First Floor

Approx. 75.8 sq. metres (815.8 sq. feet)



McRae's

McRae's Property
Services

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.



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