

# McRae's



Clivedon Road Highams Park E4 9RN

Guide Price:  
£1,000,000

***A VERY DISTINCTIVE***

***..DETACHED RESIDENCE...***

***ACCOMMODATION OVER 3 FLOORS***

***5 BEDROOMS & 2 BATHROOMS"*** Within a

fine, well established residential setting, fronting a tree

lined Road of mostly individual Properties, this

ATTRACTIVE LOOKING DETACHED RESIDENCE

offers an interesting combination of characterful

accommodation together with modern fittings, and is

very nicely presented throughout! The ground floor

features, a reception hall, cloakroom WC, two separate

living rooms, well fitted kitchen, and breakfast room,

whilst the first floor includes three bedrooms, a family

bathroom and a separate WC. Stairs then rise to the top

floor where bedrooms four and five are located together

with a shower room WC. Outside, there is the

convenience of off-street parking to the front, with a

shared driveway access leading to a DETACHED

GARAGE to the rear, in addition to a colourful,

enclosed, well tended Garden! The Property is ideally

placed for surrounding facilities, and is within walking

distance of Highams Park Village Centre providing a

variety of shopping needs, cafs, restaurants and of

course a mainline railway station serving London

Liverpool Street ( about 20 minutes ), Walthamstow

Central, and the Victoria line. Even closer still are some

lovely Forest walks leading through to Highams Park

Lake and Parkland.

**Entrance:**

Off street parking, storm porch with a recess seat, opening to:-

**Reception Hall: (11' 07" x 7' 08") or (3.53m x 2.34m)**

Comprises coved cornice ceiling, dado rail, a single radiator, a walk-in understairs cupboard, return staircase rises to first floor accommodation. panel doors lead off.

**Cloakroom: (4' 02" x 4' 01") or (1.27m x 1.24m)**

Includes part tiled walls, boiler, wash hand basin with mixer tap, double glazed window to the side elevation.

**Dining Room: (15' 07" x 10' 03") or (4.75m x 3.12m)**

Large double glazed multi pane window to the front elevation, double radiator beneath, picture rail and centre ceiling rose.

**Lounge: (15' 02" x 10' 02") or (4.62m x 3.10m)**

This family living space incorporates feature fireplace with electric fire and marble style surround and hearth, picture rail, ceiling centre rose, double radiator, built-in display cabinet with shelf and storage, multi pane double glazed patio doors with side casements to the rear elevation opening out on to the rear garden.

**Kitchen: (14' 02" x 7' 09") or (4.32m x 2.36m)**

This larger than average culinary space features a large arrangement of kitchen appliances as well as a selection of base cupboards and drawers, wall storage on both sides with under unit lighting, ample worktop space, built in electric oven and grill, four ring gas hob with an overhead extractor fan, plumbing provision for a washing machine and dishwasher, integrated fridge and freezer, , part tiled surrounds, coved cornice ceiling, radiator, ceiling spotlights, single glazed multi pane door to the lounge, double glazed window to the side elevation and access to the breakfast room which leads out to the rear garden.

**Breakfast Room: (9' 02" x 8' 08") or (2.79m x 2.64m)**

Dual aspect room with windows to both the side and rear elevations, coved cornice ceiling, single radiator, single glazed multi pane door leading out to the rear garden.

**First Floor Accommodation:**

**First Floor Landing: (16' 03" x 2' 06") or (4.95m x 0.76m)**

Double glazed multi pane window to front elevation, airing cupboard currently housing the water tank and shelving, access to each first floor room. stairs rise to second floor.

**Master Bedroom 1:(13' 02" x 10' 04") or (4.01m x 3.15m)**

Double glazed multi pane window to front elevation, radiator, range of fitted wardrobes including vanity dresser with drawer beneath.

**Bedroom 2:(9' 04" x 10' 03") or (2.84m x 3.12m)**

Double glazed multi pane window to rear elevation with a superb view of the garden and beyond, storage space and radiator.

**Bedroom 3:(9' 04" x 7' 09") or (2.84m x 2.36m)**

Glazed multi pane window to the rear elevation with views over gardens, radiator.

**Family Bathroom:(6' 02" x 5' 0") or (1.88m x 1.52m)**

Suite comprises panel enclosed bath, electric shower with attachments, corner pedestal wash hand basin, heated towel rail, loft hatch. Window to side elevation.

**Separate WC:(2' 05" x 2' 03") or (0.74m x 0.69m)**

Low flush W.C., part tiled walls, window to side elevation.

**2nd Floor Accommodation:**

**Landing:(6' 03" x 8' 02") or (1.91m x 2.49m)**

Double glazed window to side elevation, access to each second floor room.

**Bedroom 4: (9' 07" x 12' 06") or (2.92m x 3.81m)**

Double glazed window to side elevation, radiator, and eaves storage cupboard with areas of restricted ceiling height.

**Bedroom 5: (9' 07" x 12' 06") or (2.92m x 3.81m)**

Double glazed window to side elevation, radiator, eaves storage cupboard with areas of restricted ceiling height.

**Shower Room WC: (6' 02" x 3' 09") or (1.88m x 1.14m)**

Shower cubicle with electric shower and attachments, low flush W.C., wash hand basin, fully tiled walls, radiator and window to the side elevation

**Detached Garage:**

"Up & Over" door , glazed window and service door.

**Outside:**

This delightful rear garden comprises patio area, shaped lawn with shrub borders and flowerbeds. External light, water tap and pedestrian access to the front. Steps lead to a raised terrace giving access to the detached garage.



## Clivedon Road, Highams Park. London. E4 9RN



*McRae's*

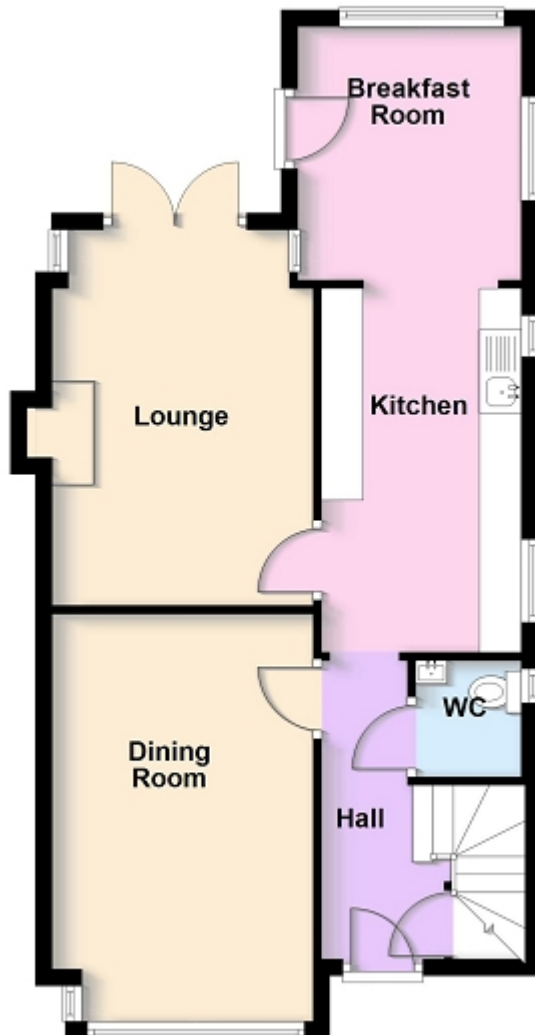




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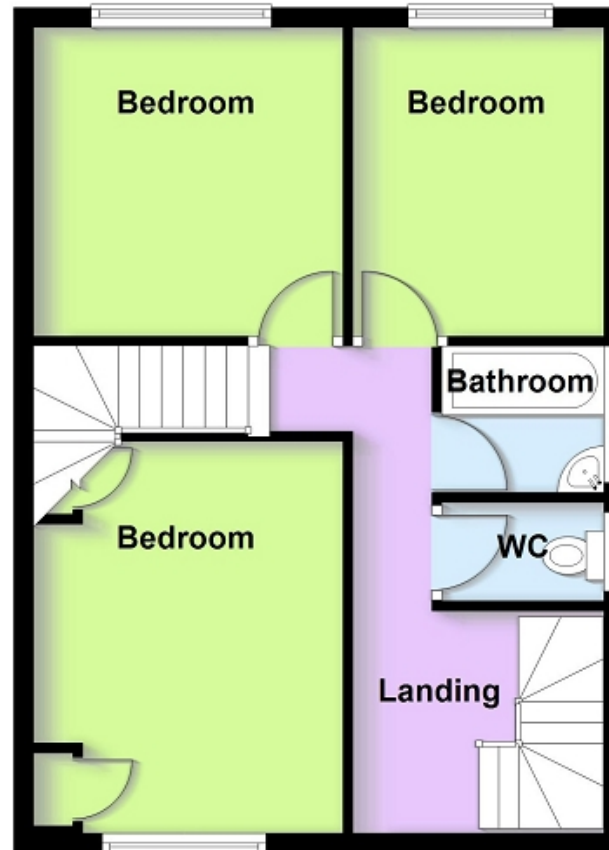
## Ground Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



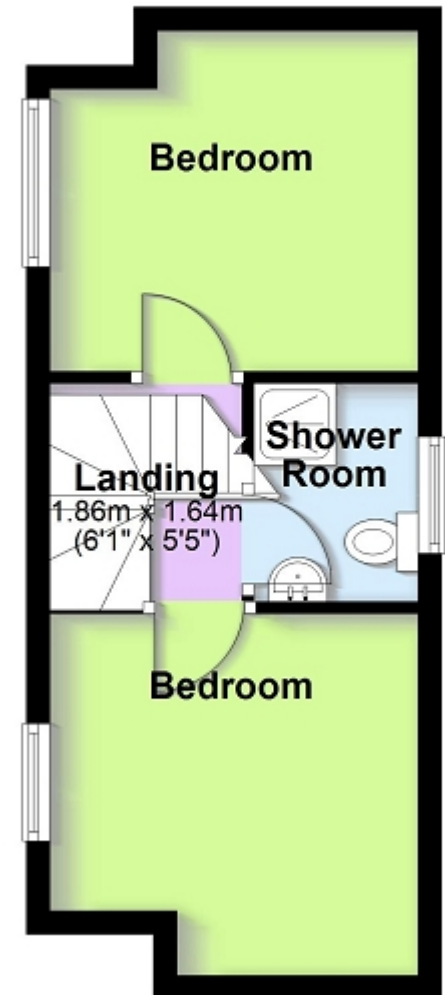
## First Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



## Second Floor

Approx. 24.2 sq. metres (261.0 sq. feet)



Total area: approx. 129.8 sq. metres (1397.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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.