

McRae's

Vincent Road, Highams Park , E4 9PP

*“Classic Period Residence...
A Wonderful Modernisation Opportunity...
...In the Very Centre of Highams Park..”*



Offers In Excess Of £775,000 Leasehold

Located "Just off The Centre of Town" within a highly sought after setting, this 3 BEDROOM CENTRE TERRACE PERIOD RESIDENCE is offered for immediate viewing with no onward chain! The interior accommodation is typically spacious for its era, with high ceilings, plenty of living space and well proportioned first floor bedrooms. The property offers undoubted potential to restore, modernise and create an outstanding family house within such a convenient location.

Within walking distance wide range of village facilities, shops, cafes restaurants etc, together with a mainline station serving London Liverpool St., Walthamstow Central and the Victoria Line. Also close by are a selection of much favoured schools, some delightful forest walks including the attractive parkland setting within Highams Park Lake.

Entrance
A low built brick wall with gated access fronts this early Edwardian mid terrace, with a step up to the recess storm porch and a glazed multi pane front entrance door, leading in to the lobby area.

Lobby Area (2' 05" x 2' 09") or (0.74m x 0.84m)
Front door with glazed and arched 'Leaded light style' inset and top casement leading into the lobby giving access into the hall.

Reception Hall (20' 05" x 5' 02") or (6.22m x 1.57m)
The reception hall features a high ceiling, coving with an ornate design, single radiator to one side, an understairs storage cupboard that houses the gas and electric meter together with the consumer unit. Part glazed doors provide access to each room off, together with a step up to the kitchen. Stairs rise to the first floor accommodation.

Lounge Dining Room
The lounge and dining areas a separated by double doors, but could be easily separated once again if required.

Lounge Area (13' 09" x 12' 0") or (4.19m x 3.66m)
Spacious, and with good ceiling height, coved cornice ceiling with centre rose, double radiator, bay window to the front elevation, fireplace (not live) with hearth and over mantel.

Dining Area (10' 08" x 9' 08") or (3.25m x 2.95m)
Featuring double folding doors, opening into the dining area which includes coved cornice ceiling, double radiator, ceiling rose, window with top casement to the rear elevation, plus a part glazed door to the reception hall.

Kitchen (20' 05" x 9' 06") or (6.22m x 2.90m)
This "larger than average" kitchen includes worktop space, eye level and base cupboard units, pull out drawer storage, plumbing provision for automatic washing machine, a single sink unit with two drainers and separate taps, space for cooker, wall mounted boiler, central heating thermostat plus a window overlooking the rear garden. Door to side elevation leading to the garden.

First Floor Accommodation

Landing (19' 03" x 5' 02") or (5.87m x 1.57m)
Stairs rise to a split level landing area providing access to each of the bedrooms and bathroom off. There are two hatches to the loft space, which has tremendous potential for further development/conversion providing additional bedroom, bathroom to the accommodation, subject of course to local planning authority approval.

Bedroom 1 (13' 06" x 14' 02") or (4.11m x 4.32m)
into Bay
A large main bedroom that includes coved cornice ceiling, built in wardrobes with top boxes to the side elevation, single radiator together with two glazed windows to the front elevation, (one of which being a bay).

Bedroom 2 (11' 01" x 9' 08") or (3.38m x 2.95m)
A spacious double bedroom including coved cornice ceiling, single radiator and a window with top casement to the rear elevation, allowing a pleasant view over the local gardens.





Bedroom 3 (11' 05" x 9' 07") or (3.48m x 2.92m)

Incorporating a built in storage cupboard with top box, single radiator, together with window to the rear elevation overlooking the surrounding neighbourhood.

Bathroom (7' 02" x 6' 05") or (2.18m x 1.96m)

The bathroom features part tiled walls, a white panel bath with separate taps, overhead shower, low flush W.C., single radiator, pedestal hand wash basin with separate taps, frosted double glazed window to the side elevation.

Outside

Exterior WC (4' 08" x 2' 03") or (1.42m x 0.69m)

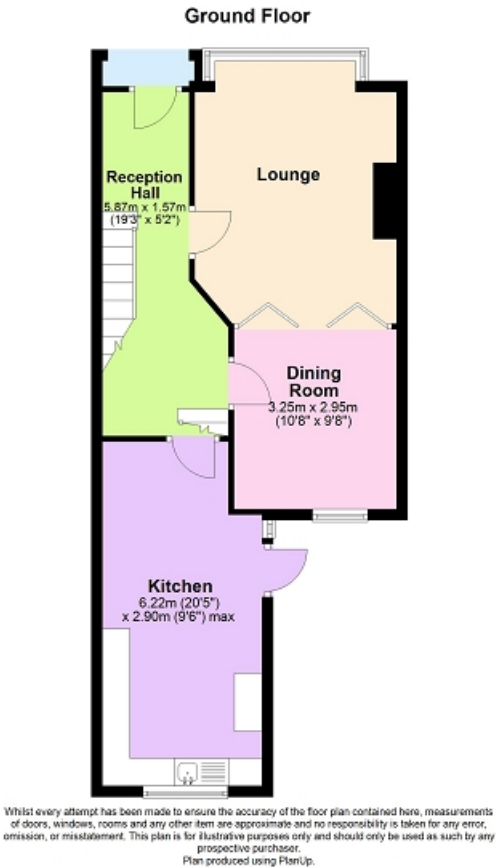
There is an external W.C.

Rear Garden

A modest size, which could be developed into something very special.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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 these particulars do not constitute an offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

