

# McRae's

**Wickham Road, Highams Park, E4 9JR**

**A Good Looking, Originally 1930s Terrace House  
Well Kept, Now Lending Itself For Further Updating  
2 Bedrooms, And A Secluded Outlook To The Rear**



**Guide Price £599,995 Freehold**



## A Fantastic First Purchase Ready For Developing Further...

Occupying an extremely popular setting, in this spacious centrally located turning, a 2 BEDROOM CENTRE TERRACE HOUSE offering scope for further improvement and undoubted potential to extend, subject to the necessary planning permissions being obtained. The property offers a presentable interior arrangement of accommodation including, a reception hall, an attractive lounge dining room, fitted kitchen, together with a first floor with two bedrooms and a shower room wc. Outside there is a larger than average rear garden, WHICH ENJOYS A SECLUDED TREE LINED ASPECT!

Wickham Road is very convenient for Highams Park Village Centre, with its iconic crossing and Signal Box, variety of Cafes, bars and restaurants, plus a large Tesco store meeting every day needs! The mainline station connects with London Liverpool St., Walthamstow Central and the Victoria Line for quick access into the City and West End and just a few minutes drive is the A406 North Circular road linking with the M11.

**Entrance Porch (1' 08" x 6' 06" ) or (0.51m x 1.98m)**

Double glazed entrance porch with wood panel door opening to:

**Reception Hall (12' 0" x 5' 03" Max) or (3.66m x 1.60m Max)**

Stairs rise to the first floor accommodation, 8ft plus ceiling height with panelling, centre rose and coving, useful stairway storage utility cupboard, multi pane door leads to:

**Living Dining Room (14' 0" x 9' 05") or (4.27m x 2.87m)**

Double glazed window to rear elevation with radiator to one side, "focal point" fireplace (not live) with fitted shelf cupboard to one side, open plan to:

**Lounge (14' 0" x 10' 07" Max) or (4.27m x 3.23m Max)**

Double glazed bay to the front elevation, an attractive panel ceiling with centre rose and coving surround, fireplace (not live), 8ft7 ceiling height.

**Kitchen (11' 09" x 5' 03") or (3.58m x 1.60m)**

An arrangement of fitted units including wall cupboards with return worktop surfaces, base cupboard and drawers, plumbing/provision for automatic washing machine, single drainer sink unit, 4 burner gas hob, extractor fan above, adjacent oven. Part glazed door to the garden

**First Floor Accommodation**

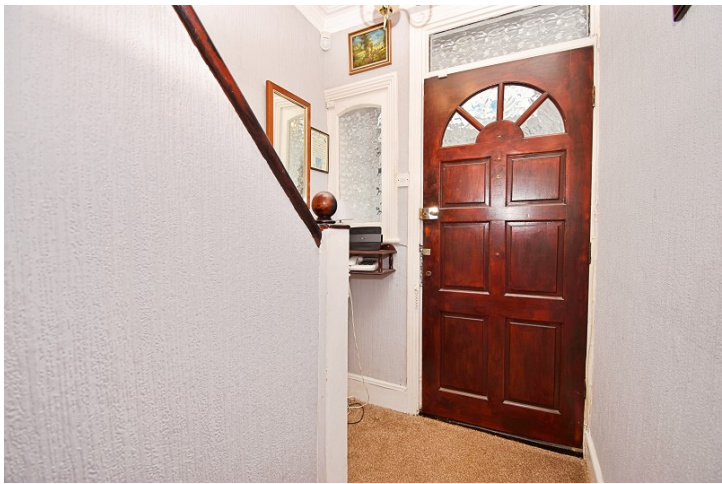
**Landing (2' 09" x 7' 0") or (0.84m x 2.13m)**

A small landing area with hatch to loft space and doors off to each first floor room.

**Bedroom 1 (14' 05" Max x 12' 05") or (4.39m Max x 3.78m)**

into Bay

A nice big main bedroom enjoying a wide bay to the front elevation with a range of base cupboards and drawer units fitted. Further double glazed window to one side, radiator, good ceiling height with coved cornice, a range of fitted wardrobes.



**Bedroom 2(12' 02" x 8' 02") or (3.71m x 2.49m)**

Double glazed window to the rear elevation with a secluded aspect of gardens, radiator, range of fitted wardrobe cupboards.

**Bathroom(8' 06" x 7' 0") or (2.59m x 2.13m)**

Comprising a low flush wc, pedestal wash hand basin, shower cubicle with fittings, radiator and airing cupboard.

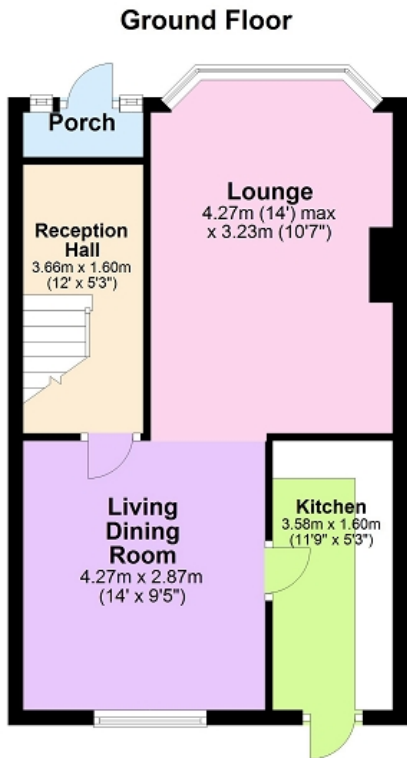
**Outside**

Rear Garden

Raised patio terrace with pathway and lawns leading to the rear boundary. An exterior wc, which also houses gas boiler for the heating system.



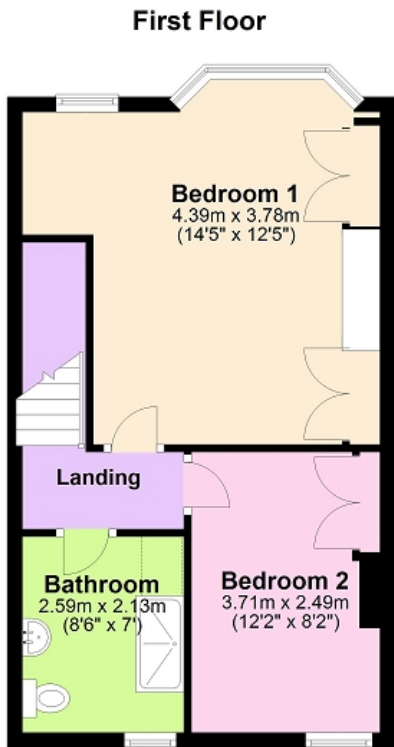




This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.