

McRae's

Richmond Crescent, Highams Park E4 9RU

**A Spacious 4 Bedroom End Terrace...
2 Receptions, Driveway and Garage...
Available Immediately!**



£1,950 Monthly

This interesting, late 1930s end of terrace house offers spacious, purpose built accommodation and is sensibly priced to attract early interest!

The property features 2 separate living rooms, spacious hall and kitchen to the ground floor, whilst the first floor features a family bathroom in addition to the 4 bedrooms. The location will be of particular interest to families with children, and commuters, being only a short walk of Highams Park Centre with its variety of shops, restaurants and Cafes, sought after schools, and a mainline station serving Liverpool St., London!

Entrance

Set back from Richmond Crescent, slightly elevated, access is across the drive to a reception porch. The porch has double glazed sliding doors and a panel and multi pane door opening to:

Reception Hall (5' 09" x 11' 02") or (1.75m x 3.40m)

Access from the hall is to each of the reception rooms and the kitchen and stairs rise to the first floor accommodation.

Lounge (10' 0" x 21' 07") or (3.05m x 6.58m)

A dual aspect room with an attractive bay to the front elevation overlooking the Crescent. To one side there is an open fireplace (not live) with raised tiled hearth and wood overmantel

Living/Dining Room (15' 09" x 12' 08"Max Max) or (4.80m x 3.86m Max)

An attractive living space with, to the rear elevation, double glazed double doors opening up on to the patio and garden and again to one side an exposed fireplace (not live) with a feature over mantel and useful under stairs storage cupboard

Kitchen (11' 0" x 8' 0") or (3.35m x 2.44m)

A fitted kitchen with all and base cupboards with an electric hob and oven, fridge freezer. Double glazed door to rear elevation opening up on to the patio and garden.

First Floor Accommodation

Landing (5' 08" Min x 14' 08") or (1.73m Min x 4.47m)

The landing is a nice size and each bedroom and bathroom lead off.

Bedroom 1 (14' 0" x 11' 0") or (4.27m x 3.35m)

A big bay to the front elevation with an outlook on to both the Crescent and Richmond Avenue, and to one side some fitted wardrobes.

Bedroom 2 (10' 04" x 12' 08") or (3.15m x 3.86m)

To the rear of the property overlooking the garden, fitted wardrobe and vanity sink unit to one side with tiled top and storage cabinet beneath.

Bedroom 3 (8' 04" x 8' 02") or (2.54m x 2.49m)

Dual aspect with an oriel style bay to the side elevation and the rear window overlooking the garden. Fitted worktop with base cupboards and drawers beneath and also fitted wardrobes.

Bedroom 4(7' 0" x 9' 0") or (2.13m x 2.74m)

Again a dual aspect room with an oriel style bay to the side elevation fitted wardrobe, vanity ash hand basin with sink and drawer unit beneath.





Bathroom (8' 06" x 6' 02") or (2.59m x 1.88m)

Comprises a bath with independent shower and fittings, low flush wc and wash hand basin.

Outside

The property has the advantage of a brick pavia drive to the side providing access to a single garage facility. The front garden is laid out to shingle stone with a variety of evergreens planted.

Garage (21' 0" x 9' 0") or (6.40m x 2.74m)

With up and over door, power and light connected, plumbing/provision for automatic washing machine and service door leads to the rear garden.

Rear Garden

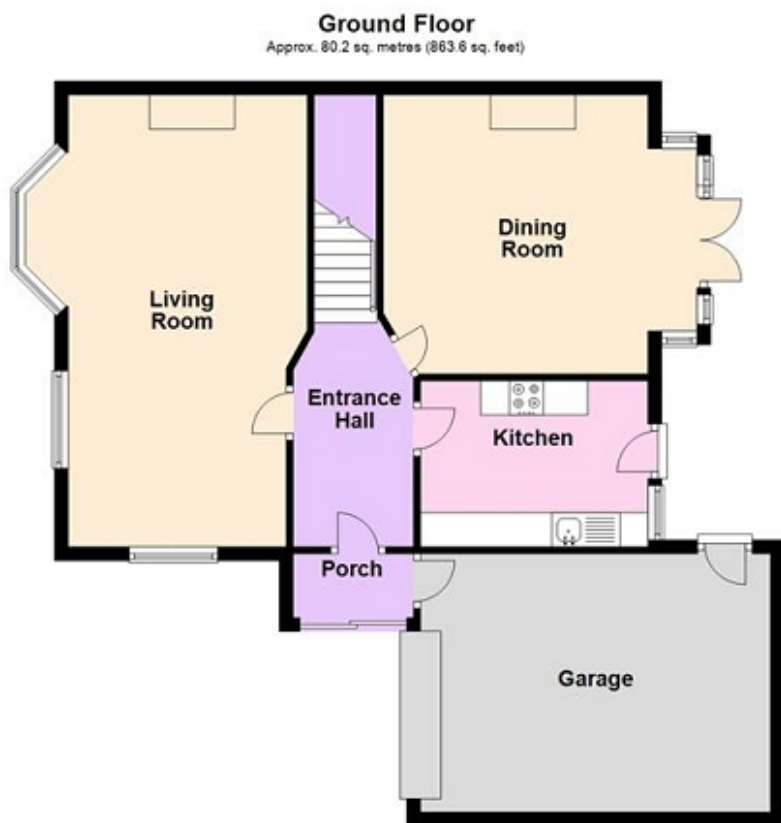
Comprises a patio with steps up to the remainder of the plot with is lawned.

Local Authority & Council Tax Band

London Borough of Waltham Forest
Band E







| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (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 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.

