

McRae's



New Road, Chingford. London. E4 9SY

£3,300 Monthly

***“Available Immediately-
Unfurnished
A Big Well Proportioned Terraced
House
Includes 5 Bedroom-2
Bathrooms!”***

Occupying a really convenient location, ideal for surrounding facilities, including Chingford Mount Shopping Centre, Highams Park Village and its mainline railway station serving London Liverpool St., together with good schools, this EXTENDED 5 BEDROOM 2 BATHROOM PERIOD HOUSE is offered UNFURNISHED, and is available early November 2025 on a 1 year Let. The accommodation includes, reception

hall, open plan lounge dining room kitchen and cloakroom on the ground floor. Whilst the first floor features 3 bedrooms and a bathroom wc. The loft has been converted and provides two further bedrooms and a Shower room wc. To the rear of the house is a small neat garden.

Entrance:

Gated access across an easy to maintain flagstone front garden.

Reception Hall:

Door:

Lounge Dining Room:

Open plan lounge dining room with bay window to the front elevation. Door to cloakroom and opening to:

Kitchen Breakfast Room:

Large open plan kitchen breakfast dining room with modern range of fitted wall and base units in a matching design, centre aisle with sink and raised breakfast bar, 5 ring gas hob, extractor above, fitted oven, space for fridge freezer. Velux style roof

lights, ceiling downlighters. Folding doors open up to the rear garden.

Cloakroom:

Fully tiled and comprising wc and wall mounted vanity unit with basin, mixer tap and storage drawers beneath.

First Floor Accommodation:

Bedroom 1:

Spacious bedroom with double glazed window to the front elevation.

Bedroom 2:

Double glazed window to the rear elevation, wood style flooring.

Bedroom 3:

Double glazed window to the rear elevation, wood style flooring.

Bathroom:

Suite comprises panel enclosed bath with mixer taps and hand held shower attachment, close coupled wc, vanity wash hand basin with mixer tap and storage beneath. Full tiled.

Second Floor Accommodation:

Bedroom 4:

Double glazed window to the rear elevation, wood style flooring.

Bedroom 5:

Velux style roof windows to the front elevation, double glazed window to the rear, eaves storage, areas of restricted ceiling height.

Bathroom:

Suite comprises corner shower cubicle with electric shower, vanity wash hand basin with mixer tap, wall mounted wc. Velux style roof window. Tiled walls and floor.

Outside:

Easy to maintain rear garden with decked patio area and lawn, flagstone pathway to rear boundary.

Local Authority & Council Tax Band:

London Borough of Waltham Forest
Council Tax Band D



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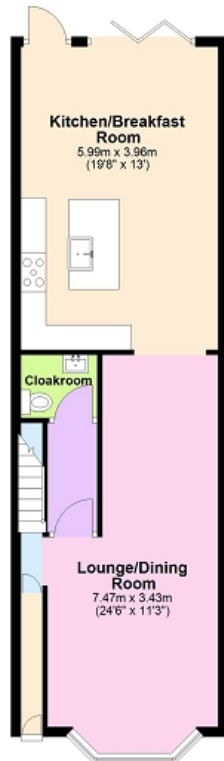
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Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

First Floor



Second Floor



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McRae's Property Services

18 THE AVENUE
HIGHAMS PARK
LONDON E4 9LD
TEL 020 8503 3336

www.mcraes.co.uk
[email:sales@mcraes.co.uk](mailto:sales@mcraes.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(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.



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.