

McRae's



Bury Road, London. E4 7QL

:
£4,500 Monthly

“An Imposing 5 Bedroom 3 Bathroom
Residence

Outstanding Location

Available Immediately Unfurnished”

A wonderfully spacious family size residence within a prestigious setting on the outskirts of Chingford Plain and forest land, yet easily accessible to North Chingford's fashionable High Street with its variety of popular restaurants, bars and cafes, together with a mainline railway station serving London Liverpool St. (about 25 mins). This property is available immediately, is being offered unfurnished, and has been subject to substantial improvements, now finished to an exacting standard, offering modern facilities within a typically spacious circa 1930s property. The accommodation briefly comprises a reception porch, vestibule, cloakroom wc, two elegant reception rooms, an enormous open plan kitchen breakfast

room to the ground floor, whilst the first floor includes 5 bedrooms in total, two having en-suite bathrooms, and additional shower room, family bathroom, all finished to a very high standard. The property faces East and therefore enjoys a secluded rear plot capturing the afternoon Sun! The forecourt parking serves a double length garage, which in turn has independent access to the garden. We are arranging exclusive accompanied viewings of this First Class Property.

Entrance:

Set back from this highly sought after road, with an entrance across an open forecourt parking area, the property has a substantial entrance porch with fitted cupboards and also integral door to the double garage.

Porch: (5' 08" x 11' 04") or (1.73m x 3.45m)

The property has a substantial entrance porch with fitted cupboards and also integral door to the double garage.

Vestibule: (15' 0" x 9' 0") or (4.57m x 2.74m)

A wonderfully spacious reception area having a stairway cupboard, return staircase with half landing rises to the first floor accommodation and with an immediate access on to one of the en-suite bedrooms. The hall itself is "L" shaped and also gives access on the ground floor to each reception room and the breakfast room.

Cloak Room: (5' 0" x 3' 06") or (1.52m x 1.07m)

Kitchen Breakfast Room: (14' 08" Max x 25' 05" x 10' 9") or (4.47m Max x 7.75m x 3.28m Min)

Beautifully fitted and equipped for modern day living with bespoke units work top surfaces built in appliances and an attractive aspect to the front of the property. This is open plan to the breakfast area which offers plenty of space for family dining. Useful walk in utility or pantry cupboard.

Lounge: (17' 07" x 18' 04") or (5.36m x 5.59m)

A charming family lounge enjoying a bay to the west facing rear elevation with double doors, leaded light style and top casements, and opening directly on to the sizeable patio terrace with the lawned gardens beyond. There are glazed double doors opening to:

Reception Two: (13' 09" x 15' 08") or (4.19m x 4.78m)

excluding bay An additional living room, with a corner bay and an attractive west facing aspect of gardens.

First Floor Accommodation:

Landing: (3' 06" Min x 28' 05" x 7' 4" M) or (1.07m Min x 8.66m x 2.24m Max)

On two levels with each bedroom, bathroom and separate shower room leading off.

Master Bedroom with En Suite: (13' 09" x 13' 06") or (4.19m x 4.11m)

measurements excluding bay
Enjoys a wide corner bay elevation, west facing, with wonderful views of surrounding gardens, with fitted wardrobes. Attractive leaded light stained glass double doors provide access to an En-Suite bathroom:

En Suite Bathroom: (13' 08" x 6' 07") or (4.17m x 2.01m)

Features a period style roll top bath tub on claw feet, close coupled wc and a large walk in shower cubicle with vanity wash hand basin adjacent.

Bedroom 2: (13' 08" x 12' 05") or (4.17m x 3.78m)

An excellent double size bedroom with fitted wardrobes, overlooking the gardens and being west facing, captures the afternoon sun.

Shower Room:

Comprises a shower cubicle

Bedroom 3: (11' 04" x 11' 0") or (3.45m x 3.35m)

Another good size double with an easterly aspect towards the front of the house.

Shower Room: (7' 05" x 3' 02") or (2.26m x 0.97m)

With shower cubicle.

Bedroom 4: (11' 02" x 9' 08") or (3.40m x 2.95m)

A double room with easterly aspect towards the front of the house.

Bedroom 5: (19' 09" x 10' 04") or (6.02m x 3.15m)

Another substantial double room, West facing, with windows to the rear overlooking the garden and access to an en-suite shower room with shower cubicle, close coupled wc and wash hand basin.

En Suite: (6' 08" x 10' 05") or (2.03m x 3.18m)

With shower cubicle, close coupled wc and wash hand basin.

Family Bathroom: (7' 06" x 5' 04") or (2.29m x 1.63m)

With a panel closed bath, vanity wash hand basin, separate wc.

Separate WC: (3' 03" x 3' 03") or (0.99m x 0.99m)**Outside:****Rear Garden**

The property has the benefit a most attractive west facing garden, ideal for capturing the afternoon Sun, with a wide spacious patio area - ideal for entertaining. The garden itself is well stocked and mainly laid out to lawn

Front Garden

Well stocked and colourful, with a sweeping drive serving a double garage.

Garage: (31' 08" x 10' 05") or (9.65m x 3.18m)

has a service door leading to the rear garden

Local Authority & Council Tax Band:

London Borough of Waltham Forest Band G



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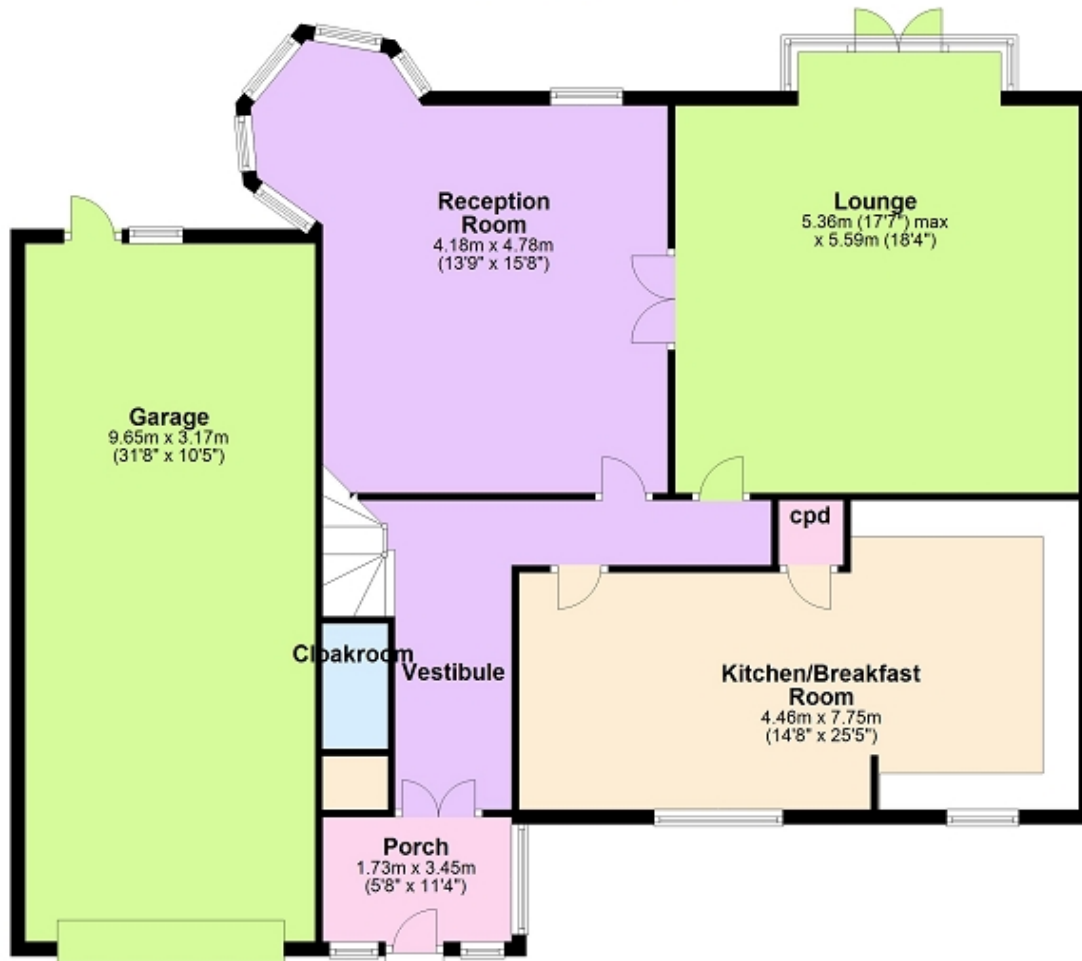




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Ground Floor

Approx. 143.4 sq. metres (1543.3 sq. feet)



First Floor

Approx. 126.8 sq. metres (1365.3 sq. feet)



Total area: approx. 270.2 sq. metres (2908.6 sq. feet)

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

McRae's

McRae's Property Services

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(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.



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