

McRae's

Furrow House, 29 Hickman Avenue, Highams Park. E4 9FU

**“OFFERS IN THE REGION OF £425,000 - £450,000
Two Bedrooms - 2 Bathrooms First Floor Apartment
Designed For Modern Day Living - Convenient For Everything!”**



Offers Over £425,000 Leasehold

This development is close to the heart of Highams Park Village Centre itself offering multiple facilities including a mainline station serving Liverpool St. (about 20 minutes or so). The flat itself is situated on the first floor of this complex and offers really spacious accommodation including a large 'L' shaped reception hall, open plan lounge kitchen dining room with access on to a balcony, 2 excellent bedrooms, family bathroom and en-suite to bedroom one, gas heating and double glazing. The property represents an ideal first purchase or an easy to maintain "Buy To Let" opportunity!

A Note From The Vendor...

"Living here means enjoying a rare combination of green space, convenience and community. With Epping Forest just moments away, residents have immediate access to beautiful woodland walks and open nature right on the doorstep. The area also offers a wide selection of cafe's, restaurants and traditional pubs, alongside relaxed wine bars for evenings out. For families, nearby Highams Park Lake provides a peaceful setting for walks and leisure, with several local playgrounds. The area is also well served by well-regarded nurseries and Outstanding Ofsted rated schools, making it particularly attractive for families. The neighbourhood is known for its strong and vibrant community feel, creating a welcoming place to live. Adding to the convenience, a large Tesco supermarket with up to 3 hours parking is located just below the flat, providing excellent day-to-day amenities within easy reach."

Local authority: London Borough Of Waltham Forest

Council Tax: Band D

EPC: B

Entrance:

Main communal entrance on Hickman Road with double security entrance doors, Lift to all floors.

First Floor:

Reception Hall:

L shaped reception hall with access to each room off, two useful storage cupboards.

Living Dining Room & Kitchen: (21' 04" x 14' 01") or (6.50m x 4.29m)

A lovely big open plan living space combining the neatly fitted kitchen, a dining area and lounge with access on to balcony.

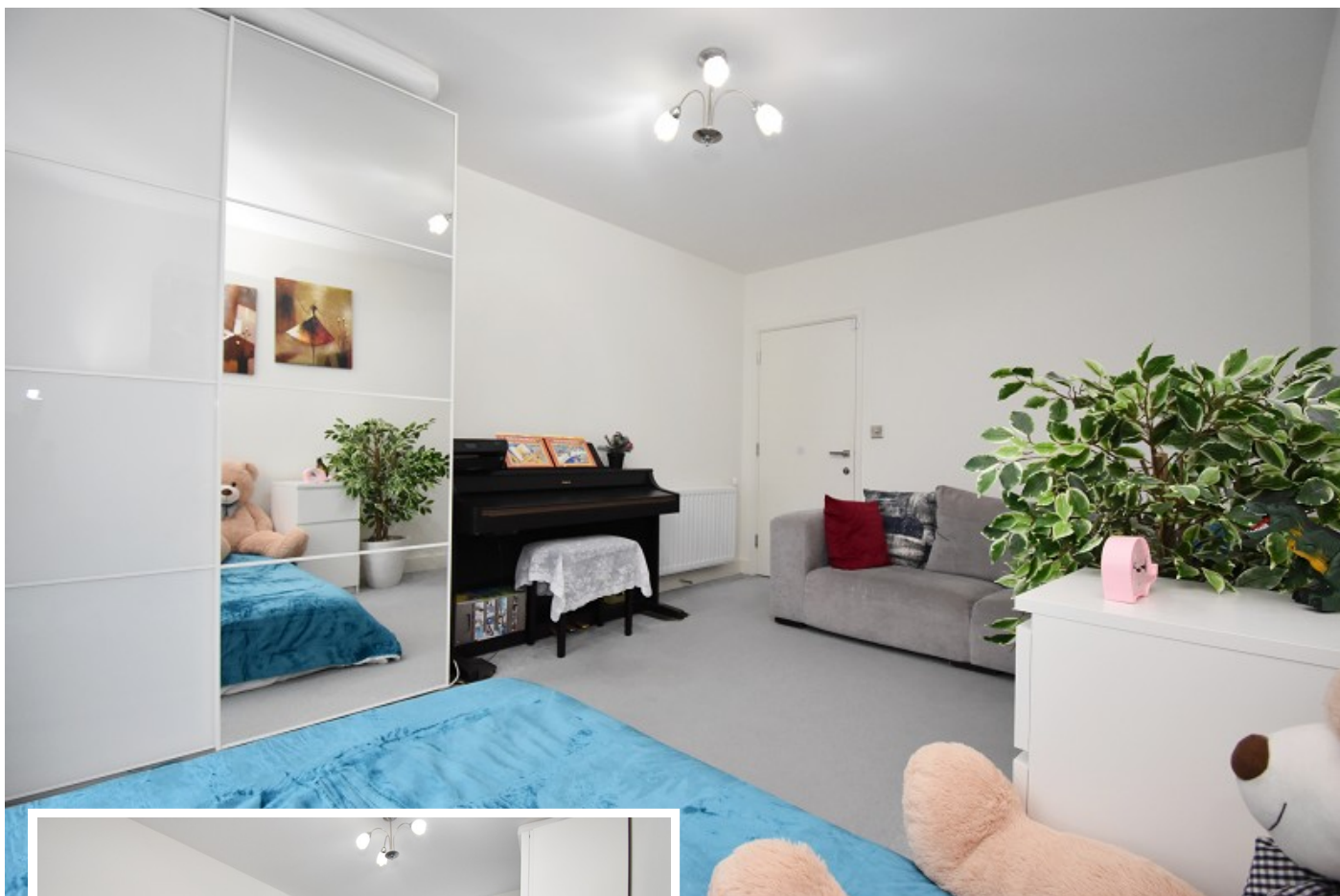
Kitchen Area:

Comprises a modern arrangement of units with lighting beneath, full width worktop surface with cupboards under, bowl & 1/4 sink unit with mixer tap, integrated appliances includes a ceramic style hob with oven beneath and concealed extractor fan above, to one side there is an integrated fridge freezer, ceiling downlighters and tiled flooring. Open plan to the lounge and dining area.

Living Area:

To the rear elevation there is a double glazed window and door opening on to the balcony. There are 2 radiators and power points.





Balcony: (5' 11" x 14' 01") or (1.80m x 4.29m)

Larger than average balcony.

Bedroom 1: (14' 01" x 10' 06") or (4.29m x 3.20m)

A lovely bright main bedroom with casement windows to the front elevation. There is a double radiator and power points. From the main bedroom there is access to the bathroom.



En Suite: (7' 10" x 4' 09") or (2.39m x 1.45m)

Comprises a double width walk in shower, chrome mixer taps, independent shower attachment with chrome fittings and glazed shower screen, upright chrome ladder style radiator towel rail, part tiled surrounds, pedestal wash hand basin with chrome mixer tap, low flush wc, tiled flooring, range of ceiling downlighters.



Bedroom 2: (14' 01" x 10' 06") or (4.29m x 3.20m)

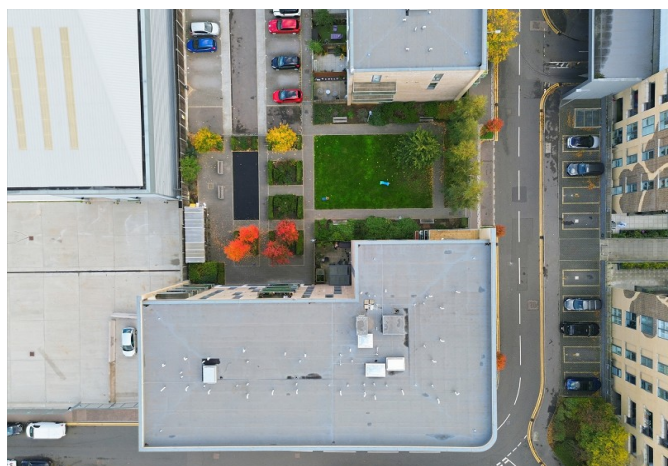
Double glazed floor to ceiling casement window, range of fitted wardrobe space to one side.





Bathroom: (6' 11" x 6' 07") or (2.11m x 2.01m)

Comprises a 3 piece suite in white with a panel enclosed bath, chrome mixer taps, independent shower attachment with chrome fittings and glazed shower screen, upright chrome ladder style radiator towel rail, part tiled surrounds, pedestal wash hand basin with chrome mixer tap, low flush wc, tiled flooring, range of ceiling downlights.



First 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(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.

