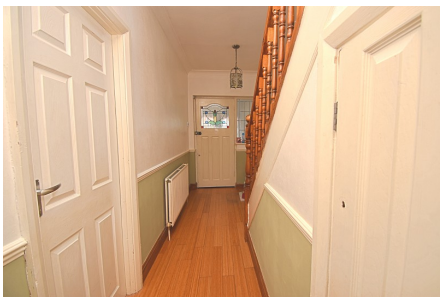
McRae's

Larkshall Road, Chingford, London, E4 6PE

A 3 Bed Semi Detached With A Spacious Driveway & Garage Plus Excellent Scope for Extension & Further Improvements (STPP)









Guide Price £630,000 Freehold

Occupying a generous plot in Larkshall Road, this substantial semi detached home offers excellent potential for buyers looking to modernise and create a property, tailored to their own tastes and requirements.

The ground floor accommodation features a hallway, a comfortable lounge and dining area, a fitted kitchen, together with a lovely, family sized garden at the rear! Upstairs, there are two double bedrooms and a single, together with a family bathroom/Shower/W.C., as well as a hatch to loft space, that offers plenty of storage or potential to extend (STPP).

Externally, the property enjoys a pleasant patio area, which is perfectly situated for outdoor entertaining, dining, or general family enjoyment. To the front of the house is ample off street parking for at least two vehicles, in addition to a garage located to the side of the property, providing lots of opportunity for further parking, storage and maybe even a room conversion, if required! (STPP).

Conveniently located close to Chingford Hatch and Highams Parks local amenities, there are well regarded schools, transport links, as well as the open green spaces of Larks Wood to enjoy... Which are absolutely superb for long, al fresco scenic strolls!

Whilst the property would benefit from some updating and refurbishment, it does provide an exciting chance for families and investors alike, to add value and transform it into a superb family home. All in all, it is well worth a look, to appreciate the potential on offer!

Local Authority: London Borough of Waltham Forest
Council Tax Band: E
EPC Rating: G

Entrance:

Set back from the road with shaped planting beds to the side, this property is approached via a large brick pavia drive that provides ample off street parking plus single glazed double door front access to the garage. A crescent step up, leads into the multi pain double porch doors, allowing entrance to:

Reception Hall: (17' 02" x 5' 06") or (5.23m x 1.68m)

Reception hall comprises an entrance door with stained glass inset and "leaded light style" casement window to side, coved cornice ceiling, a dado rail, a double radiator, a cloaks cupboard, wall mounted central heating thermostat, an understairs storage cupboard next to bi fold doors that allow access to the kitchen. Additional doors are included to the lounge and dining area, together with stairs to the first floor accommodation.

Lounge Area: (17' 02" x 11' 04") or (5.23m x 3.45m)

Coved cornice ceiling, a large double glazed bay window to the front elevation with "leaded light style" top casements, a single radiator, a ceiling rose, together with a feature fireplace with an overmantel. Arched access to:-

Dining Area: (15' 02" x 12' 01") or (4.62m x 3.68m)

Coved cornice ceiling, a single radiator, a ceiling rose, a double glazed window with side casement to the rear aspect, in addition to a part "leaded light style" double glazed door, that allows access to the rear garden.

Kitchen: (9' 04" x 9' 06") or (2.84m x 2.90m)

A fitted arrangement of wall and base storage cupboards, part tiled splashbacks, a single sink unit with mixer tap, plenty of worktop space with a double radiator and air vent. Appliances include: a four ring electric hob with oven beneath and overhead heat extractor, an integrated dishwasher, plumbing provision for automatic washing machine, as well as a recess space for a full length fridge freezer. To the rear elevation are two double glazed windows, and to the side, is a full length double glazed and frosted "leaded light style" window door that leads out to access the garage and rear garden.

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Landing: (7' 01" x 6' 09") or (2.16m x 2.06m)

Stairs with attractive balustrades rise to the first floor accommodation, frosted double glazed windows with top casements to the side elevation, access to each room off, together with a hatch to loft space (offering scope to convert or extend if required (subject to local authority permission).

Bedroom 1: (17' 0" x 10' 09") or (5.18m x 3.28m)

Comprises a picture rail, a ceiling fan, a double radiator, fitted "floor to ceiling" sliding mirrored wardrobes plus double glazed bay windows to the front elevation, with "leaded light style" top casements that overlook the road below.





<u>Bedroom 2:</u> (15' 07" x 10' 03") or (4.75m x 3.12m)

Includes a picture rail, a ceiling fan, a single radiator, a fireplace recess, plus a double glazed bay window to the rear elevation, allowing a pleasant overview of the local gardens and neighbourhood.

<u>Bedroom 3:</u> (10' 0" x 6' 07") or (3.05m x 2.01m)

This "box" bedroom includes integrated storage cupboards with a built in "bunk bed" frame and overhead shelving. Additionally, there is a picture rail, an air vent, a single radiator plus a double glazed "Oriel style" window with "leaded light style" top casement.



<u>First Floor Bathroom:</u> (8' 05" x 6' 06") or (2.57m x 1.98m)

Coved cornice ceiling, part tiled walls, ceiling down lights, a low flush W.C., a white panel bath with mixer tap and hand held attachment, a shower cubicle with wall mounted thermostat, overhead shower attachment plus rain spray. Also included is a heated towel rail, an air vent, a built in storage cupboard that houses the water tank, a wall mounted single sink unit and mixer tap with pull out drawer storage beneath.
To the rear aspect is a double glazed frosted window.



Garage: **(17' 0" x 8' 01") or (5.18m x 2.46m)**

A rear multipane door provides a second access into this useful, multi purpose, power connected garage that currently houses the wall mounted gas and electric meters. It has lots of potential/scope for conversion if required, (subject to local authority permission).

Rear Garden:

A generous and family sized garden that features a patio area (ideal for dining and relaxing), planting beds, plus a unique former ornamental pond, with a path, gravel walkway and feature bridge crossing, in addition to a storage shed at the rear.
This lovely garden enjoys a leafy backdrop, with established trees providing shade and a nice degree of seclusion. The remainder of the plot is laid to lawn. Whilst requiring some rejuvenation, this garden presents an exciting opportunity for buyers to redesign and personalise a truly impressive outdoor space, therefore offering the perfect canvas for a beautiful family garden or a stylish landscaped oasis.





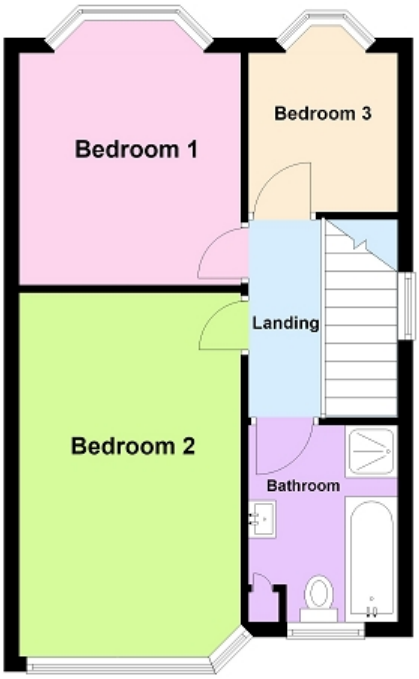
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Ground Floor



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.

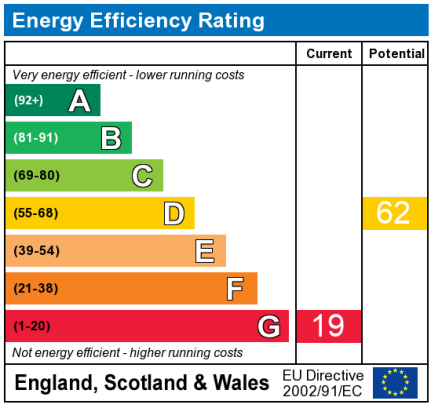
First Floor



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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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