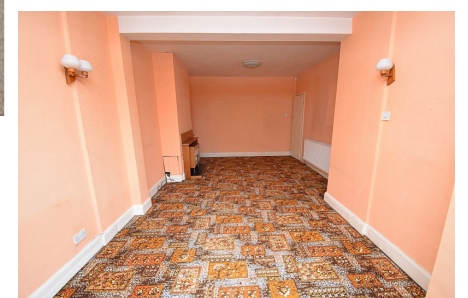


McRae's

Hale End Road, Woodford Green, Essex. IG8 9LZ

3 Bed End Of Terrace Plus A Corner Plot Of Land!
Ideal Modernisation Project, With Scope To Extend Or Build...



Offers In Excess Of £850,000 Freehold

Positioned on a generous corner plot, this three bedroom end of terrace house presents an exciting opportunity for buyers seeking a full renovation project with significant development potential! In need of modernisation throughout, the property offers a blank canvas to create a bespoke family home, tailored to individual tastes and requirements.

On the ground floor, the existing accommodation features a hallway, a lounge, a dining room and a fitted kitchen with plenty of natural light, plus direct access out on to the sizeable rear and side garden plot! Upstairs includes a first floor landing, three well proportioned bedrooms a bathroom and separate W.C., together with a loft hatch above, that offers a further chance to extend (if and when required), subject to any necessary permissions.

What truly sets this property apart, is the size and positioning of the plot. Occupying a prominent corner location, there is clear scope (subject to permissions) to extend the current dwelling substantially, reconfigure the layout, or even explore the possibility of constructing an additional property. The outdoor space wraps around the home, providing flexibility for landscaping, off-street parking, or further development. The possibilities are endless! This is a rare opportunity for developers, investors, or ambitious homeowners to unlock the full potential of a property in a desirable setting.

Situated within a family friendly residential area, the property benefits from convenient access to local shops, schools and forest land, as well as transport links, including the A406, M25 and Highams Park mainline train station serving London Liverpool Street (journey time 20 mins approx).

Early viewing is highly recommended to appreciate the possibilities on offer!

**Local Authority: London Borough Of Waltham Forest
Council Tax Band: D
EPC Rating: D**

Entrance

The property is approached via a front garden, bordered by established shrubs and mature hedging that provides a good degree of privacy from the street. A paved pathway (with handrails) lead up from the pavement through a gate, flanked on one side by a curved fence, creating a defined and secure entrance. The entrance itself is set beneath an attractive arched porch, offering shelter with a UPVC front door.

Reception Hall (11' 05" x 6' 08") or (3.48m x 2.03m)

Front entrance door with top casements and double glazed frosted insets, a dado and picture rail, a single radiator, a wall mounted security alarm system (untested), plus an understairs storage cupboard that currently houses the gas and electric meter. Doors to each room off.

Dining Room (13' 06" x 12' 07") or (4.11m x 3.84m)

Incorporates a feature fireplace with a gas fire (untested), picture rail, a single radiator, wall mounted boiler, in addition to a large double glazed bay window to the front elevation (with secondary glazing), and top casements with "leaded light style" casements.

Lounge (23' 06" x 11' 05") or (7.16m x 3.48m)

A spacious lounge that includes a feature fireplace with gas fire (untested), built-in wall shelving, a double radiator to the side, plus a side elevation double glazed window that provides a lovely dual aspect view, together with the double glazed sliding patio doors that lead out to the generously sized rear garden plot.

Kitchen (15' 05" x 8' 07") or (4.70m x 2.62m)

Featuring linoleum flooring, a bright and fitted arrangement of wall and base units, ceiling strip light, storage drawers, tiled splash backs, ample worktop space, a built-in electric oven and hob with overhead heat extractor, plus space for automatic washing machine, dryer and fridge freezer. Additionally, there is a single sink unit with mixer tap, a double radiator to the rear elevation, where there is a double glazed window with top casement, as well as, room for a breakfast table/area. To the side aspect is a double glazed door with top casement that allows access out into the "larger than average!" garden plot.

First Floor Landing (8' 07" x 7' 05") or (2.62m x 2.26m)

Stairs (with a handrail) rise to the first floor accommodation, where the landing includes a dado rail, a double glazed frosted window to the side elevation, a single radiator and doors to each room off. Additionally, there is a hatch to the loft space, that offers not only storage but the potential opportunity to convert and/or extend upstairs if required, subject to the necessary Local Authority planning permission.

Bathroom (6' 08" x 4' 06") or (2.03m x 1.37m)

Fully tiled walls, a single radiator, an air vent, a wall mounted electric heater and toiletry cabinet, a pedestal wash hand basin with separate taps, a panel bath with mixer tap and a wall mounted shower attachment. To the rear elevation is a double glazed frosted window with top casement.

First Floor W.C. (4' 01" x 2' 06") or (1.24m x 0.76m)

Tiled ceiling, a low flush W.C., together with a double glazed frosted window to the rear elevation.





Bedroom 1 (13' 06" x 11' 07") or (4.11m x 3.53m)

Picture rail, a single radiator, double glazed bay windows to the front elevation with "leaded light style" top casements, (and additional secondary glazing) that provide a pleasant "set back" view of Hale End Road itself.



Bedroom 2 (12' 0" x 9' 07") or (3.66m x 2.92m)

Picture rail, a single radiator, a built-in wash hand basin with separate taps and tiled splashback and a toiletry cupboard beneath. To the right side, are two built-in fitted cupboards with top boxes, (one of which provide hanging space and internal shelving) and the other, currently houses the immersion heater. Finally, to the rear elevation, are double glazed windows (with secondary glazing and top casements) that overlook the rear garden and neighbourhood skyline beyond.



Bedroom 3 (6' 08" x 6' 07") or (2.03m x 2.01m)

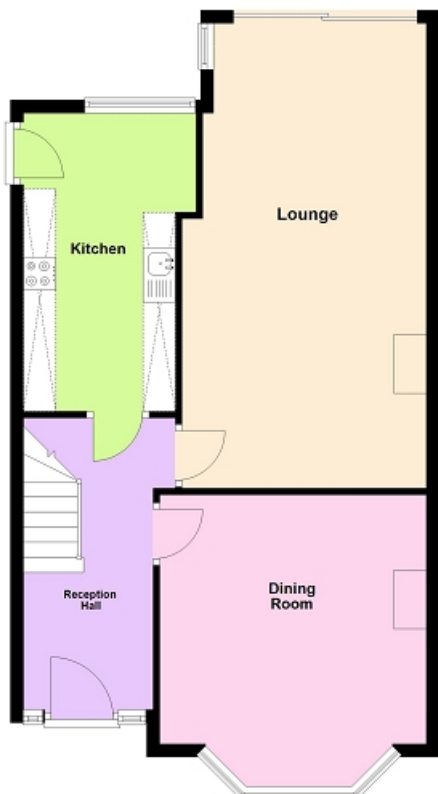
Features include a picture rail, a single radiator, an air vent and an "Oriel Style" double glazed window with "leaded light style" top casement (with secondary glazing).

Outside

To the side and rear, the property benefits from a substantial and private plot of land, an increasingly rare find, that presents an excellent opportunity for a possible additional property or extension, subject to the necessary permissions. Whether you're considering a double storey side extension, a ground-floor wraparound, or even simply enhancing the outdoor space, the possibilities here are numerous!



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

First Floor



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.

