

McRae's

Underwood Road, Chingford, London. E4 9EE

Set In A Tucked Away Location... A 3 Bed Semi Detached Ready For Modernisation...
With Off Street Parking for At Least 3 Vehicles & Potential To Extend/Convert - STP!



Guide Price £575,000 Freehold

Set in a sought after and tucked away location close to "Ainslie Wood" itself, this three bedroom semi-detached house offers an enormous amount of potential for buyers to modernise, re-configure, and/or extend, to create a home to their own taste and specification (subject to Local Authority permission).

The accommodation is set out over two levels, where the ground floor comprises a hallway, lounge, dining area, plus a modest kitchen that leads out into to a "larger than average" rear garden (with a garden shed) for all the family to enjoy!

Upstairs, the first floor features two double bedrooms and a single, together with a bathroom, separate W.C., plus a hatch to the loft space that currently provides additional storage space, as well as the exciting possibility of a loft conversion (subject to Local Authority permission).

The impressively sized "fan shaped" driveway offers ample off street parking to the front (for at least three vehicles) and is conveniently situated within easy walking distance to a great choice of local schools, shops and glorious forest strolls, together with the multitude of transport links for commuters, including a short walk to Highams Park mainline overground train Station, which offers direct links into London Liverpool Street (journey time 20 minutes approx).

This is an ideal purchase for buyers that are either looking for an investment opportunity with possibilities to extend (STP) or for First/Second time buyers, to put their own stamp on their future, bespoke, "Forever Home!"

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

EPC Rating: D

Entrance:

The property is approached via a dropped kerb that allows access to a fan-shaped crazy paved driveway, that provides off street parking for at least three vehicles. The front garden is attractively arranged with lawned and stoned areas bordered by a variety of plants and hedging. Additionally, a part double glazed entrance door (beneath a storm porch with security lighting) opens up into the hallway.

Hallway: (7' 09" x 8' 08") or (2.36m x 2.64m)

Entrance door, tiled flooring, further doors to the lounge and kitchen (the latter being single glazed and multi paned), a wall mounted central heating thermostat, a double radiator, an understairs storage area that currently houses the gas/electric meters. To the side aspect, there is a double glazed window with a top casement, that allows plenty of natural light in.

Lounge: (15' 02" x 11' 08") or (4.62m x 3.56m)

into Bay
A spacious lounge comprising: a "wood effect" panel wall, fitted corner shelving, a double radiator, an inset tiled feature fireplace with an overmantel and hearth, that has space for an electric fire (untested). Additionally, to the front elevation is a double glazed bay window looking out on the pleasantly scenic view, across the Road.

Kitchen Dining Area:

Kitchen Area: (11' 06" x 8' 02") or (3.51m x 2.49m)

Fitted with an arrangement of wall, base and under counter units that offer ample worktop space together with plumbing for an automatic washing machine and space for additional appliances. Part tiled walls, ceiling strip lighting, two air vents, a single sink unit with drainer and mixer tap, built in space for a fridge freezer.

To the rear aspect is a double glazed window that allows a nice outlook over of the rear garden together with a side double glazed door (plus casements) that provide access to both the front driveway and the rear garden.

Dining Area: (9' 09" x 9' 06") or (2.97m x 2.90m)

Tiled flooring, "wood effect" panel wall, breakfast bar area, a double radiator and double glazed windows overlooking the rear garden.

First Floor Landing: (7' 09" x 8' 08") or (2.36m x 2.64m)

Stairs rise to: a hatch to the loft space, access to each of the first floor rooms off, plus a large double glazed window (with top and bottom casements) to the side aspect, that overlooks the nearby Rolls Park Sports Ground.





Bedroom 1: (16' 04" x 9' 09") or (4.98m x 2.97m)

into Bay
The main bedroom includes double glazed bay windows with top casements to the front elevation that overlook Ainslie Wood itself, in addition to a double radiator and a range of fitted wardrobes, together with a vanity unit.

Bedroom 2: (10' 09" x 9' 09") or (3.28m x 2.97m)

This "Back" bedroom comprises: A double radiator, a full length cupboard that houses the wall mounted boiler and timer switch plus a double glazed window that provides a beautiful view over the rear gardens/local neighbourhood.



Bedroom 3: (8' 07" x 7' 09") or (2.62m x 2.36m)

This "Box" Bedroom benefits from a built-in storage cupboard, plus two "dual aspect" double glazed windows, one that overlooks Rolls Sports Ground and the other that provides a scenic view of Ainslie Wood in the background.



Bathroom: (5' 01" x 7' 09") or (1.55m x 2.36m)

Fully tiled walls, a panel bath with mixer tap and shower attachment, wash hand basin with mixer tap and storage cupboard beneath, a wall mounted toiletry cabinet and heated towel rail, together with a frosted double glazed window to the side elevation.





Separate WC: (2' 05" x 4' 07") or (0.74m x 1.40m)

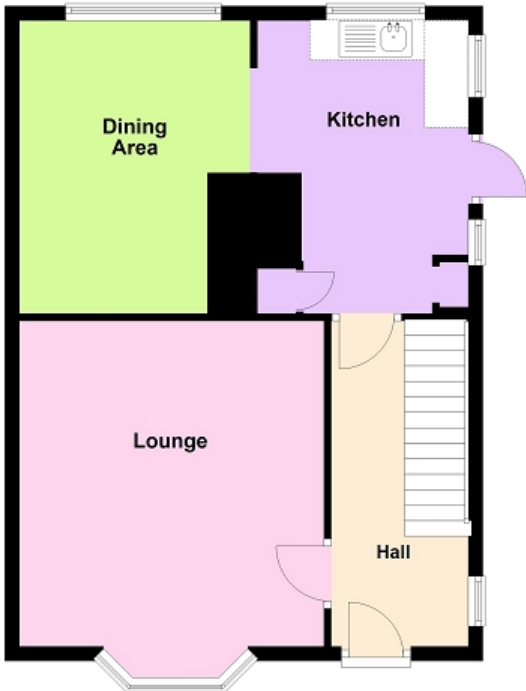
Fully tiled walls, a low level W.C., and a frosted double glazed window with top casement to the side elevation.

Rear Garden:

This family sized rear garden can be accessed from either side of the storage shed, one side has a gate that opens up to an extensive lawn, bordered by a variety of mature plants, shrubs and bushes. The other side includes a paved patio seating area with additional features that include a pond, a storage shed with two access doors, a glazed side window and some built-in shelving. Further down to the end of the plot, is another external storage shed with single-glazed windows.

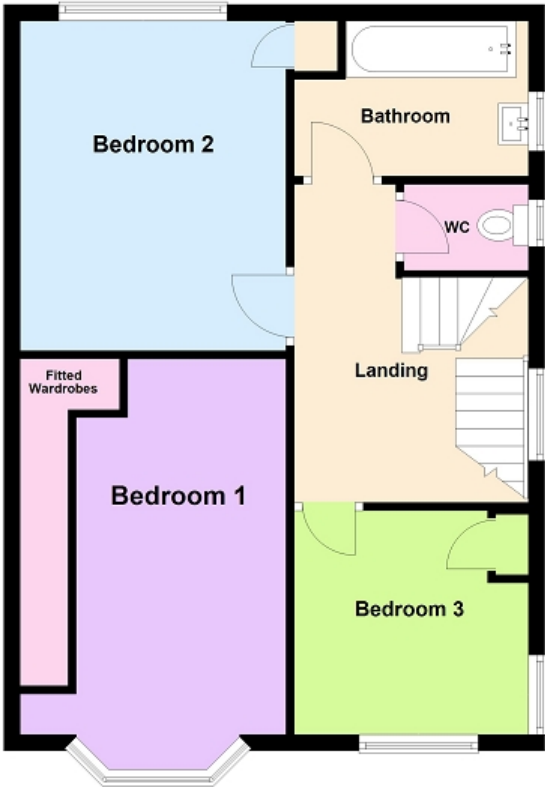


Ground Floor



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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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.

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.

