

# McRae's



Stapleford Close, Chingford. London. E4 6XS

Guide Price:  
£420,000 Freehold



“...Fully Refurbished To A High Standard,  
This 2 Bedroom Mid Terrace Is  
...Offered Chain Free With South Facing  
Garden & Allocated Parking Space...”

#### **Entrance:**

The property is approached via a well maintained front garden, which leads up to a black part glazed front entrance door that provides access to the reception lobby.

#### **Reception Lobby: (2' 04" x 3' 06") or (0.71m x 1.07m)**

A useful, welcoming space with laminate flooring where you can store coats, shoes and umbrellas.

#### **Kitchen: (8' 06" x 9' 07") or (2.59m x 2.92m)**

Immaculately presented, this kitchen is full of understated elegance as well as practicality. It features chic grey laminate flooring (with 48 hour splash water protection), part tiled walls, a single sink unit with mixer tap and drainer, (with gas meter beneath) a stunning range of grey soft close wall units with under cabinet lighting, (one of which houses the new boiler), additional base cupboards, pull out drawer storage, space for a dishwasher, a four ring gas hob with an overhead

extractor fan, together with an electric oven beneath.

There's also plenty of worktop space for cooking enthusiasts, with some handy wine storage to the side! And lastly, to the front elevation, sits a double glazed window with a side casement that overlooks the Close.

#### **Lounge: (20' 0" x 9' 07") or (6.10m x 2.92m)**

This superb reception room offers stylish grey laminate flooring, 20ft of lounge space that can easily be zoned into separate living and dining areas. There's also potential to create a study/workdesk area underneath the stairs if required. Additionally, there is a storage cupboard that sits opposite the stairs, which houses the electric meter. To the side, there is a double radiator and to the rear, are "floor to ceiling" sliding patio doors that open out to on to the landscaped garden.

#### **Landing: (9' 04" x 5' 08") or (2.84m x 1.73m)**

Stairs with neutral coloured carpet rise to the first floor landing, comprising: grey laminate flooring, a built-in storage cupboard with internal shelving, a single radiator to the side, an air vent, a ceiling fan isolator for the Shower Room/W.C., doors to each of the two bedrooms, hatch to loft space, in addition to a handy recess area which has built in, with plumbing provision for a washing machine... It

could even be used for further storage/hanging space if required!

#### **First Floor Recess: (2' 05" x 3' 03") or (0.74m x 0.99m)**

Cleverly designed to maximise functionality this versatile recess includes plumbing and power points, ideal for a washing machine and dryer - Or equally suited for conversion into a stylish walk in cupboard or compact work from home area.

#### **Storage Cupboard: (3' 06" x 2' 09") or (1.07m x 0.84m)**

Providing valuable additional storage space, this practical cupboard is newly decorated and features a fitted shelf together with laminate flooring, making it both functional and neatly finished.

#### **Bedroom 1: (10' 07" x 9' 07") or (3.23m x 2.92m)**

This bright and airy double bedroom features grey laminate flooring, a double glazed window with a side casement to the front elevation (with a single radiator beneath), that provides a lovely view over the cul de sac.

#### **Bedroom 2: (6' 05" x 9' 07") or (1.96m x 2.92m)**

The "Back " bedroom includes a double glazed window with a side casement to the rear elevation (with a single radiator beneath) that allows a lovely scenic view over the local gardens and neighbourhood.

**Shower Room WC: (10' 05" x 3' 06") or (3.18m x 1.07m)**

This luxurious shower room/W.C. has been well designed in stylish warm neutral tones, together with it's contemporary features that include: fully tiled walls and flooring, a low flush W.C., with storage/display shelf above, a spacious walk in shower cubicle, with a clear sliding screen, chrome style fittings that incorporate a wall mounted shower mixer tap with an overhead attachment and rain spray, a ceiling vent, a "chrome style" heated towel rail, a single wash hand basin with mixer tap and cupboard storage beneath, plus a wall mounted illuminated mirrored storage cabinet with touch sensors for 3 different colours, a de-fogger function and sockets for a shaver and a USB.

**Rear Garden:**

With an approximate depth of 30ft, this delightfully low maintenance yet minimalist al fresco space has been thoughtfully landscaped with planting beds to each side, along with staggered concrete steps that lead down to a useful storage shed at the far end of this stylish garden.

There's also ample room to entertain on the patio area, which provides all the space you need to enjoy a barbecue, some food or drink, or even just some much needed relaxation.

**Outside:**

A parking space is allocated to the right hand side of the terrace, numbered 73.





## Stapleford Close, Chingford. London. E4 6XS



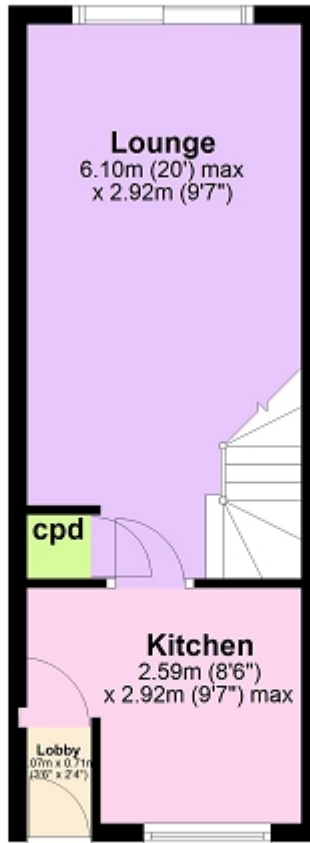






# Stapleford Close, Chingford. London. E4 6XS

Ground Floor



First Floor



Total area: approx. 51.5 sq. metres (554.5 sq. feet)

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.

# McRae's

## McRae's Property Services

18 THE AVENUE  
HIGHAMS PARK  
LONDON E4 9LD  
TEL 020 8503 3336

[www.mcraes.co.uk](http://www.mcraes.co.uk)  
[email:sales@mcraes.co.uk](mailto:sales@mcraes.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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.