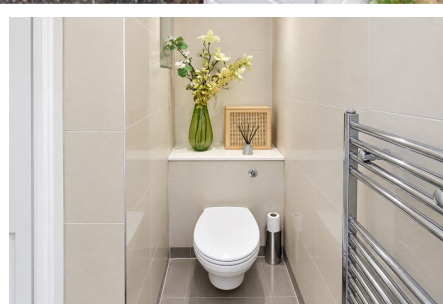
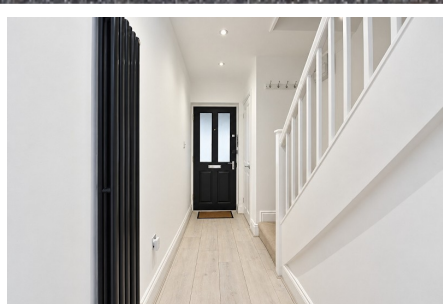


McRae's

Falmouth Avenue, Highams Park, London, E4 9QN

**A Stunning 2 Bedroom Mid Terrace Residence Set on A Tree Lined Avenue...
With A Downstairs W.C., A Private Garden & Car Port/OSP To The Front...**



Guide Price £550,000 Freehold

Situated in one of Highams Parks most sought after tree lined avenues, this well designed and stylish two bedroom contemporary home offers an excellent combination of modern living, outside space, and dedicated parking.

The ground floor features a welcoming entrance hallway, a convenient cloakroom/W.C. plus an impressive open plan lounge and dining area, with sliding patio doors that open directly out onto the rear garden, which creates a wonderful connection between the indoor and outdoor spaces.

A smart fitted kitchen overlooks Falmouth Avenue itself and provides an extensive range of cabinetry, work surfaces and integrated appliances. Upstairs are two generously proportioned bedrooms that enjoy pleasant front and rear views, together with a modern and well equipped bathroom. For a stylish and contemporary look, internal lights are ceiling recessed throughout, with LED compatible fittings, and dimmer switches are fitted in the hallway, living area, and kitchen, as well as the two bedrooms. Outside, the property features its own private, enclosed rear garden, providing space for outdoor dining and entertaining, with further potential for landscaping. To the front, is the additional benefit of off street parking beneath a useful covered carport.

The location is undoubtedly another highlight, as Falmouth Avenue is ideally placed for the heart of Highams Park Village, with its excellent selection of independent cafe's, restaurants, shops and everyday amenities. Nearby nurseries and primary/secondary schools, are all within close and comfortable walking distance on Handsworth Avenue which is ideal for a family with young children.

Highams Park Overground rail station, is under 10 mins walk away, and provides direct connections into London Liverpool Street (journey time approx. 25 mins). The property is only a short walk from the picturesque lake, parkland and surrounding woodland, which provide some wonderful opportunities for walking and enjoying the outdoors.

All in all, this low maintenance property offers a superb opportunity for either first time buyers, investors or down sizers, to acquire a "ready to move into" home, in one of Highams Parks most desirable residential settings.

Local Authority: London Borough of Waltham Forest
Council Tax Band: D
EPC Rating: C

Entrance:

The property enjoys an attractive and slightly elevated position fronting Falmouth Avenue and is approached across a front driveway (with a dropped kerb), beneath a covered carport, providing the valuable benefit of off street parking. Some established plantings to the side, provide an appealing degree of screening from the road, whilst a useful external storage cupboard adds further practicality. The entrance door then opens into the central reception hall.

Reception Hall: (12' 03" x 0' 0") or (3.73m x 0.00m)

A welcoming entrance to the home, which is complemented by a contemporary black vertical radiator. Panel doors provide access to the ground floor cloakroom and main living/dining space, while the staircase rises to the first floor accommodation.

Downstairs WC: (7' 06" x 2' 07") or (2.29m x 0.79m)

Smartly presented with tiled walls and flooring, a low flush W.C., a vanity wash hand basin with mixer tap, plus some useful storage beneath. Further features include a wall mounted heated towel rail, ceiling downlighters, and extractor fan for mechanical ventilation, together with a frosted double glazed window providing natural light and privacy.

Lounge Dining Area: (11' 03" x 14' 08") or (3.43m x 4.47m)

A beautifully bright and inviting open plan living space, that provides generous proportions for both comfortable seating as well as a relaxing dining area. Sliding double glazed patio doors are situated at the rear elevation, drawing natural light into the room and creating a seamless connection between both the internal and external areas. Further features include a coved cornice ceiling, recessed ceiling downlighters plus a useful and spacious understairs storage cupboard. The overall proportions create an exceptionally versatile space, equally well suited to peaceful everyday living, as well as formal entertaining and dining with family and friends.

Kitchen: (11' 03" x 8' 09") or (3.43m x 2.67m)

This stylish and contemporary kitchen enjoys a large double glazed window to the front elevation with an attractive outlook over the tree lined Falmouth Avenue. There is a fully equipped and comprehensive fitted range of matching wall and base cabinetry, which incorporates drawer storage, as well as oak "wood effect" work surfaces and tiled splash backs. Additionally, there is a single bowl sink and drainer with mixer tap, a four ring gas hob with an extractor fan above and electric oven beneath, together with an integrated washing machine, a recently installed wall mounted energy efficient gas boiler, plus room for a freestanding fridge/freezer.





Landing: (6' 02" x 6' 05") or (1.88m x 1.96m)

The staircase rises to a central first floor landing that provides entrance to both bedrooms and bathroom, together with a fixed, drop down retractable ladder through the hatch that gives easy access to the recently boarded loft space where ample additional storage is available.

Bedroom 1: (11' 03" x 14' 08") or (3.43m x 4.47m)

An impressive principal bedroom of excellent proportions and with plenty of flexibility for furniture. A double glazed window overlooks the rear elevation and provides the room with some pleasant scenery across the garden and local neighbourhood beyond, whilst a single radiator completes the accommodation.



Bedroom 2: (11' 04" x 8' 0") or (3.45m x 2.44m)

A further good sized bedroom is positioned to the front of the property and features a double glazed window with a single radiator beneath. This space could easily accommodate bunk beds for young children, or alternatively it could also be utilised as a guest room or even a "work from home" office, if required.

Bathroom: (8' 02" x 6' 04") or (2.49m x 1.93m)

A smart and contemporary first floor bathroom, finished with fully tiled walls and flooring in a stylish and neutral palette. The suite comprises a generous white panel bath with mixer tap, a wall mounted shower thermostat, an overhead shower attachment with clear glazed screen, in addition to a low level W.C. plus a wash hand basin with mixer tap.

Additional features include a wall mounted heated towel rail, recessed ceiling downlighters, an extractor fan for mechanical ventilation, plus a useful and deep, built in storage cupboard, together with a frosted double glazed window to the front elevation.





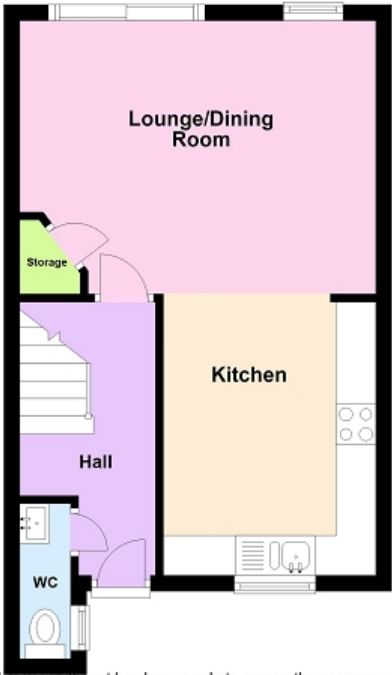
Outside:

Sliding doors from the lounge/dining area allow access out towards the rear garden, leading onto a paved terrace with sensor operated exterior lighting for peace of mind, creating an ideal setting for summer dining, entertaining or simply relaxing outdoors. An external cupboard unit to one side of the patio allows for storage of tools, furniture, and other garden items.

The remainder of the rectangular plot provides excellent scope for further landscaping and planting, allowing a new owner to create their own individual garden setting and an appealing extension of the living accommodation.

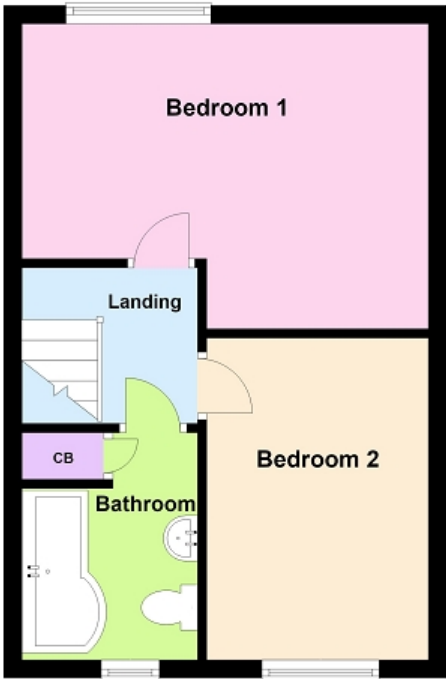


Ground Floor



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(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 take 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.