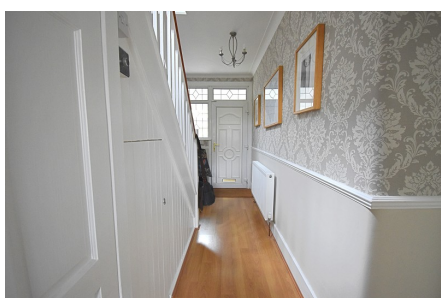


McRae's

Larkwood Road, Chingford, London. E4 9DT

...An Impressive, Family Sized, 4 Bedroom End Of Terrace...
With A South Facing Garden, Plus A Detached Garage & OSP



Guide Price £699,995 Freehold

Occupying a prime position on one of Chingford Mounts most popular roads, this 4 bedroom end of terrace offers bright and versatile accommodation arranged over three floors, including a "larger than average" lounge/dining room that provides plenty of room for relaxing together, family meals and entertaining guests.

The modern fitted kitchen is ideal for busy day to day family life, while upstairs there are four well proportioned bedrooms, a family bathroom on the first floor and an additional shower room/W.C., within the loft conversion. Other benefits include double glazing and central heating throughout.

Outside, the home continues to impress with a glorious South facing rear garden, a perfect "al fresco" space for children to play and have summer barbecues and the joy of outdoor entertaining. There is also shared access to a detached garage to the rear, as well as off street parking to the front.

Ideally positioned close to the local schools, parks, shops and transport links for Chingford Mount, this is a fantastic purchase for growing families that are looking for a warm and welcoming home, that offers space, comfort and convenience.

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

Entrance:

The property features planting beds to the side and rear, and is approached via a dropped kerb that leads up to the front driveway, providing the benefit of off street parking.

Porch: (2' 06" x 7' 07") or (0.76m x 2.31m)

A part panel door (with double glazed arched insets and casement windows to side) opens into the porch, with tiled flooring and a second inner entrance door with "leaded light style" side and top casement windows.

Hallway: (15' 04" x 6' 11") or (4.67m x 2.11m)

A welcoming hallway that features coved cornice ceiling, a dado rail, and a double radiator to the side. Also included is a full length storage cupboard housing the boiler, next to an understairs storage cupboard that currently accommodates the gas and electric meters. Entrance doors to all ground floor rooms off, with stairs rising to the first floor accommodation.

Lounge Dining Room: (28' 07" x 11' 08") or (8.71m x 3.56m)

Lounge Area

Decorated in cool blue, this bright and beautifully presented lounge area, features a coved cornice ceiling, a decorative ceiling rose, a double radiator plus an attractive fireplace with an over mantel and hearth (fireplace not tested). To the front aspect, is a large, double glazed "leaded light style" square bay window, that allows plenty of natural light to flood in.

Lounge Dining Room: (28' 07" x 11' 08") or (8.71m x 3.56m) Cont...

Dining Area

A superb family dining space with ample room for a full sized dining table, complemented by a double radiator and sliding patio doors that open out directly onto the stunning rear garden, which is just perfect indoor/outdoor entertaining.

Kitchen: (10' 06" x 7' 05") or (3.20m x 2.26m)

Features include a coved cornice ceiling, recessed ceiling downlighters, a comprehensive fitted arrangement of wall and base cabinetry (including pull out storage and glazed display units), together with a generous amount of worktop space plus a charming "Butler style" sink with mixer tap. Appliances include an integrated dishwasher, a four ring gas hob with an overhead heat extractor, a built in electric oven and grill, (with storage above and below), plus plumbing for an automatic washing machine, space for a full length fridge freezer with overhead storage. To the rear elevation is a double glazed door with adjoining casement windows that allow direct access out on to the delightful rear garden.

First Floor Landing: (7' 05" x 7' 02") or (2.26m x 2.18m)

Featuring a coved cornice ceiling, a dado rail plus a double glazed side aspect window with "leaded light style" top and side casements. Stairs rise to the second floor accommodation, with doors leading off, to all first floor rooms.





Principal Bedroom: (17' 01" x 10' 07") or (5.21m x 3.23m)

An impressive principal bedroom suite featuring a bespoke fitted range of wardrobes, drawers and storage in a matching design, together with areas of restricted ceiling height. The room also benefits from recessed ceiling downlights, a "Velux style" window, two double radiators and double glazed doors that open out onto a Juliet balcony with stunning views over the beautifully landscaped rear garden and skyline beyond.

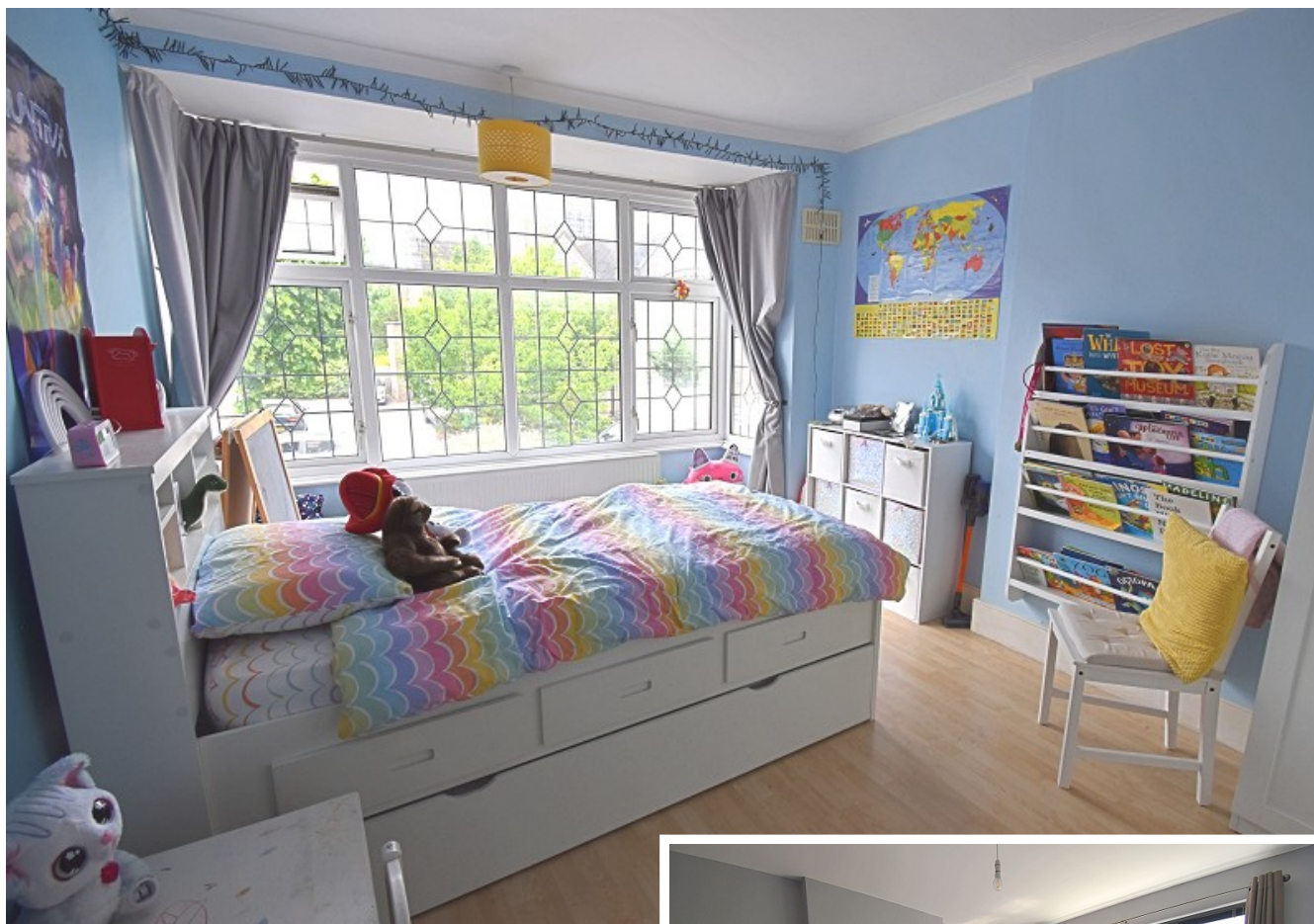


Bedroom 2: (14' 03" x 10' 08") or (4.34m x 3.25m)

A spacious double bedroom featuring a coved cornice ceiling, a single radiator, plus an excellent range of fitted wardrobes, together with a "leaded light style" square bay window to the front elevation that overlooks the Road below.

Bedroom 3: (11' 01" x 10' 02") or (3.38m x 3.10m)

The "Back" double bedroom comprises of a double radiator, in addition to a double glazed rear aspect window with top and side casements that allow a glorious view of the local neighbourhood gardens and skyline beyond.



Family Bathroom: (7' 07" x 7' 06") or (2.31m x 2.29m)

Beautifully appointed with part tiled walls, recessed ceiling downlights, a low flush W.C., a panel bath and mixer tap, a wall mounted shower thermostat with overhead attachment, a wash hand basin with mixer tap and vanity cupboard beneath. Further features include a heated "chrome style" towel rail, an air vent, a built in linen storage cupboard, plus a double radiator and frosted double glazed window to the rear elevation.



2nd Floor Landing: (7' 03" x 3' 09") or (2.21m x 1.14m)

Includes a frosted, double glazed side window, a dado rail, plus doors leading to the each of the second floor rooms.

Bedroom 4: (7' 0" x 7' 05") or (2.13m x 2.26m)

A colourful fourth bedroom with coved cornice ceiling, a single radiator plus a "leaded light style" double glazed "Oriel" window.





En Suite Shower Room WC: (5' 09" x 6' 04") or (1.75m x 1.93m)

This contemporary en suite is fitted with stylish tiled walls and flooring, recessed ceiling downlights, a corner shower cubicle with a sliding glass door, a shower thermostat with handheld attachment plus an integrated toiletry shelf. Additional features include a low flush W.C., a vanity wash hand basin with mixer tap and drawer storage beneath, a heated "chrome style" towel rail, plus a frosted double glazed window to the rear elevation.

Detached Garage: (15' 07" x 12' 01") or (4.75m x 3.68m)

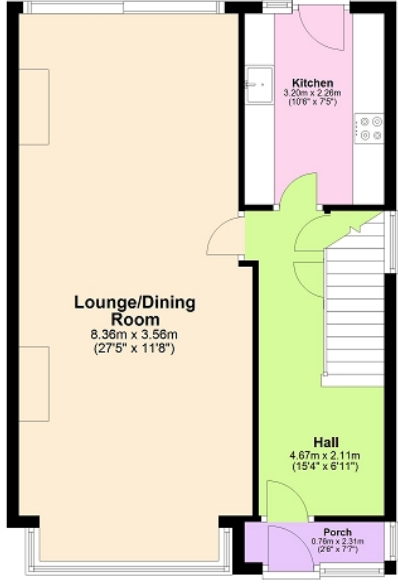
A detached power connected garage, which could also be used as a workshop, includes a single glazed window to the front elevation plus an up and over door to the rear.

Rear Garden:

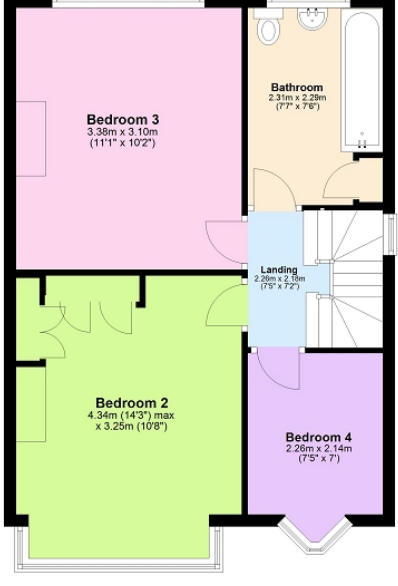
The beautifully landscaped rear garden is a particular feature of the property, offering a generous patio seating area that is "tailor made" for entertaining and al fresco dining. The garden enjoys a wide variety of mature plants, trees, shrubs and well stocked borders, together with steps leading down to an attractive shaped lawn. A charming garden pond with a decorative wrought iron surround further enhances the outdoor space. There is a side fence door as well as shared access to gain rear entrance to the detached garage.



Ground Floor

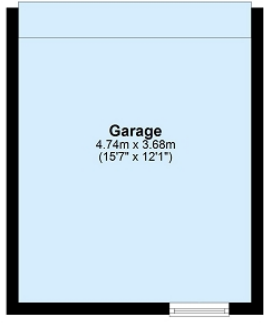
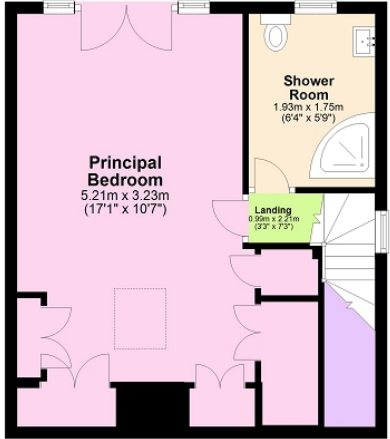


First Floor



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.

Second Floor





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	55	
(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.