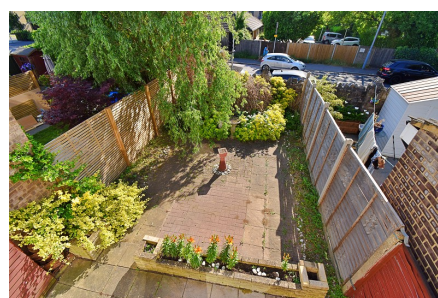
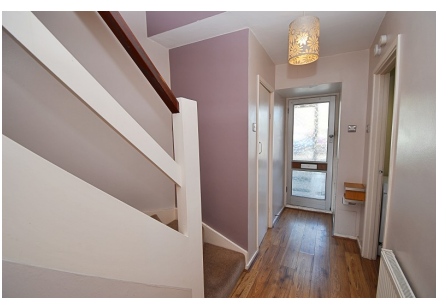


McRae's

Village Close, Highams Park, London. E4 9HT

A Well Presented 3 BEDROOM HOUSE
Easy To Maintain Inside And Out...
Just A Short Walk Of Station & Centre!



£2,300 Monthly

Occupying a "Tucked Away" location at the end of this small cul de sac, and available subject to references - a **MODERN 3 BEDROOM CENTRE TERRACE HOUSE** within easy walking distance of Highams Park Village Centre, shops, schools and mainline station serving Liverpool St., London (About 20 minutes or so). This property includes a reception hall, downstairs W.C, a smart fitted kitchen with some appliances, large open plan lounge dining room with patio doors on to its own garden. On the first floor there are three bedrooms, in addition to a bathroom W.C.

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

Entrance

Set back in this quiet cul de sac, steps lead down to an entrance porch.

Porch

A nice size, providing access to the reception hall.

Hallway

From here access can be gained to the cloakroom/wc, kitchen and lounge.

Kitchen Breakfast Room (10' 05" x 9' 09") or (3.18m x 2.97m)

Modern arrangement of fitted units and some appliances. There is also space for table and chairs.

Cloak Room

Useful ground floor facility

Living/Dining Room (13' 09" x 17' 02") or (4.19m x 5.23m)

A lovely big family sized living space with patio doors to the rear opening immediately on to the garden terrace. There is also access to a useful understairs storage cupboard.

Landing

Each bedroom leads off, together with bathroom wc.

Bedroom 1 (10' 03" x 10' 04") or (3.12m x 3.15m)

A nice size including some fitted furniture and a walk in wardrobe/storage cupboard.

Bedroom 2 (11' 09" x 8' 09") or (3.58m x 2.67m)

A good size and again with a useful walk in wardrobe/storage cupboard.

Bedroom 3 (8' 09" x 7' 08") or (2.67m x 2.34m)

A generous single bedroom.

Bathroom (5' 06" x 6' 07") or (1.68m x 2.01m)

A 3 piece suite in white with a wall mounted shower mixer attachment above the bath.

Outside

Easy to maintain patio style garden offering privacy.



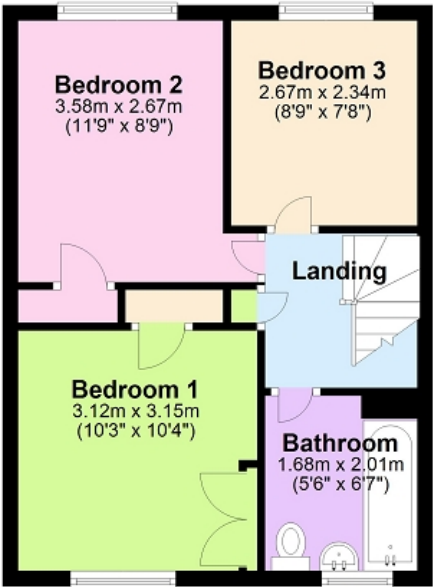


Ground Floor



This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(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.