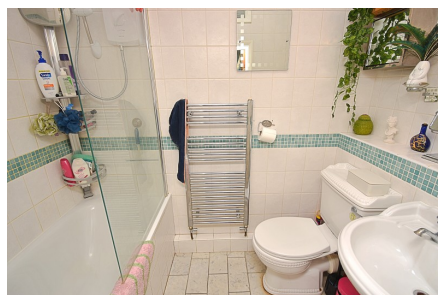


McRae's

Normanshire Drive, Chingford, London. E4 9HD

A Super One Bed Ground Floor Apartment With It's Own Garden Plus A Large Garage At Rear, With Views over A Playing Field...



£1,625 Monthly

Situated in one of Chingfords most popular and family friendly locations, this spacious ground floor apartment features a communal reception lobby, door to hallway, a double bedroom, fitted kitchen, plus a shower room W.C, together with a generously proportioned lounge to the rear allowing direct access on to the rear garden.

The outside space includes a patio terrace, a large rear garage which could easily be utilised as a workshop/ home office or gym if required, plus a splendid outlook towards the playing field at the back.

The location is within easy walking distance of Chingford Mount shopping facilities and Highams Park Village, which also offers a mainline rail link to London Liverpool St., Walthamstow Central and the Victoria line.

AVAILABLE IMMEDIATELY (SUBJECT TO REFERENCES) - OFFERED UNFURNISHED.

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

Entrance

Set back from Normanshire Drive, approached across a pavia forecourt leading to a communal entrance porch, and lobby with door to flat.

Reception Hall (10' 03" x 3' 05") or (3.12m x 1.04m)

Coved cornice ceiling, picture rail, wall mounted central heating thermostat, single radiator, storage cupboard, plus access to each room off.

Lounge (15' 07" x 11' 04") or (4.75m x 3.45m)

Coved cornice ceiling, a picture rail, ceiling rose, a feature fireplace (untested)plus double glazed patio doors with top casements that open out onto the rear garden. Part single glazed door to the kitchen:-

Kitchen (7' 09" x 8' 04") or (2.36m x 2.54m)

Part tiled walls, single radiator, ceiling strip light, tiled flooring, fitted arrangement of wall and base units, (some with glazed insets) pull out drawers, a single sink unit with drainer, a gas hob with overhead heat extractor and electric oven beneath, a wall mounted boiler, space for an automatic washing machine, a fridge freezer, plus a double glazed door with top and side casements to the rear elevation, that leads out on to the rear garden.

Bedroom 1 (15' 06" x 11' 09") or (4.72m x 3.58m)

Coved cornice ceiling, picture rail, ceiling rose, feature fireplace (untested) with hearth and overmantel, double glazed bay window to the front elevation with "leaded light style" top casements.

Bathroom (4' 04" x 7' 02") or (1.32m x 2.18m)

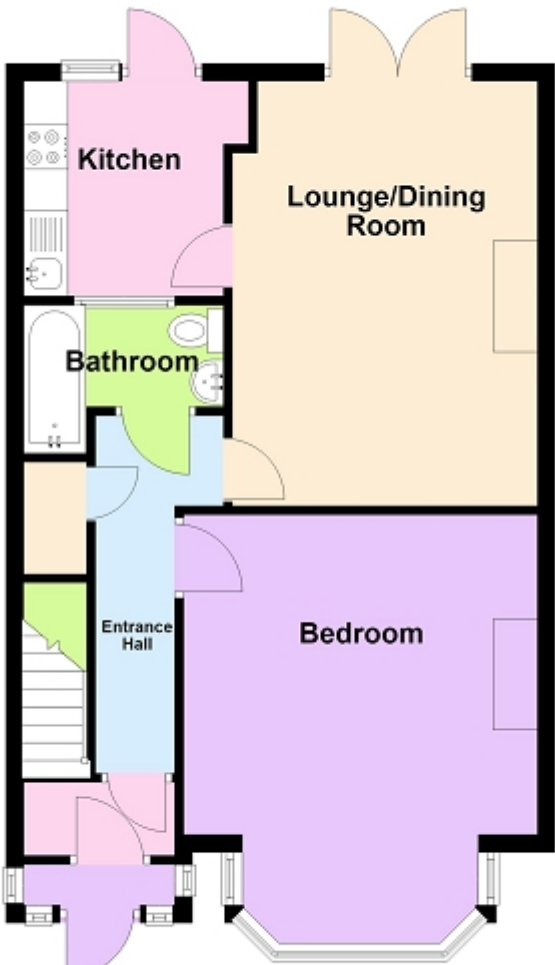
Tiled walls and flooring, single pedestal wash hand basin with separate period style mixer taps, a low flush W.C , a wall mounted heated towel rail, a tiled bath with period style mixer taps, a clear shower screen, an air vent, plus a wall mounted electric shower with overhead shower attachment.

Outside

A modest sized rear garden with a patio area that can be accessed from both the lounge and the kitchen, with the remainder of the plot being laid to lawn. Additionally, there is a large garage at the rear, which could easily be utilised as a workshop/home office or gym, if required.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(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.