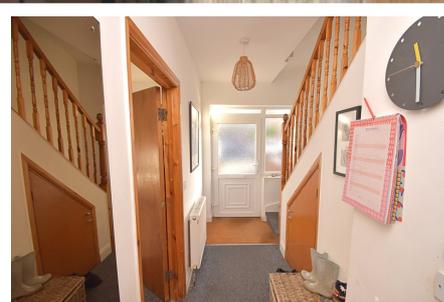


McRae's

Castle Avenue, Highams Park, E4 9PY

***3 Bedrooms, 2 Bathroom Semi Detached House...
Off Street Parking & Offered CHAIN FREE...***



Guide Price £675,000 Freehold

Set back on the "Ever Popular" Tree Lined Castle Avenue, this 3 bedroom semi detached family house, benefits from off street parking to the front, a reception hall, a downstairs W.C., a versatile 20ft living/dining room, "a larger than average" fitted kitchen, together with an easy to maintain rear garden.

The first floor accommodation incorporates two good sized double bedrooms and bathroom. Stairs lead up to the 3rd bedroom together with an En-Suite.

This property is offered CHAIN FREE and is conveniently situated in the "Heart of Highams Park", being just a few minutes walk from the Village shops, schools, cafe's, restaurants, as well as the Mainline Train Station that serves London Liverpool St, via Walthamstow Central and the Victoria Line (Journey Time approx 20 minutes).

Entrance

Off street parking to the front.

Hallway (13' 05" x 4' 01") or (4.09m x 1.24m)

Part double glazed door with casements to the front and side, opens to this sizeable reception hall with double radiator to one side, understairs storage cupboard, doors to each room off.

Kitchen (11' 08" x 9' 07") or (3.56m x 2.92m)

This is a generously proportioned kitchen with plenty of room to create a breakfast area if required. Other features include a fitted arrangement of wall and base units, plenty of worktop space, tiled flooring, space and plumbing/provision for automatic washing machine, wall mounted boiler, single sink unit with mixer tap and drainer, together with space for other appliances, built-in four ring gas hob with electric oven beneath and extractor above. To the rear elevation there is a double glazed window overlooking the garden.

Lounge Dining Room (20' 09" x 10' 08") or (6.32m x 3.25m)

A versatile, larger than average lounge/dining room, comprises double glazed windows to the front elevation, two radiators, glazed door to the side.

Downstairs Cloakroom (6' 05" x 2' 08") or (1.96m x 0.81m)

Includes low flush W.C., pedestal hand wash basin with mixer tap, single radiator, air vent, part tiled walls and tiled floor.

First Floor Accommodation

First Floor Landing (13' 07" x 6' 08") or (4.14m x 2.03m)

Double glazed window to front elevation, single radiator, doors to each room off, stairs rising to the second floor accommodation.

Bedroom 1 (9' 04" x 10' 09") or (2.84m x 3.28m)

Double glazed windows to the front elevation providing a lovely overview of Castle Avenue itself, single radiator beneath.

Bedroom 2 (11' 09" x 10' 09") or (3.58m x 3.28m)

Double glazed window with a super view overlooking the local neighbourhood, single radiator beneath.

First Floor Bathroom (6' 07" x 6' 08") or (2.01m x 2.03m)

This family sized bathroom includes panel bath with mixer tap, wall mounted shower attachment and shower screen. Low flush W.C., pedestal wash hand basin with a mixer tap, an air vent, part tiled walls and tiled floor, single radiator, plus frosted double glazed window to the rear elevation.





2nd Floor Accommodation

2nd Floor Landing (3' 02" x 6' 07") or (0.97m x 2.01m)

Includes a useful storage cupboard, door to bedroom 3.

Bedroom 3 (13' 06" x 11' 02") or (4.11m x 3.40m)

A good size double bedroom including eaves storage space, double radiator, recess display area, Velux style windows to the front elevation, door to the En-suite. Includes areas of restricted ceiling height.

En Suite (5' 05" x 6' 05") or (1.65m x 1.96m)

Featuring a panel bath with separate taps, wall mounted shower attachment, pedestal hand wash basin with a mixer tap, low flush WC, tiled flooring, single radiator, part tiled walls, double glazed window to the rear elevation.

Rear Garden

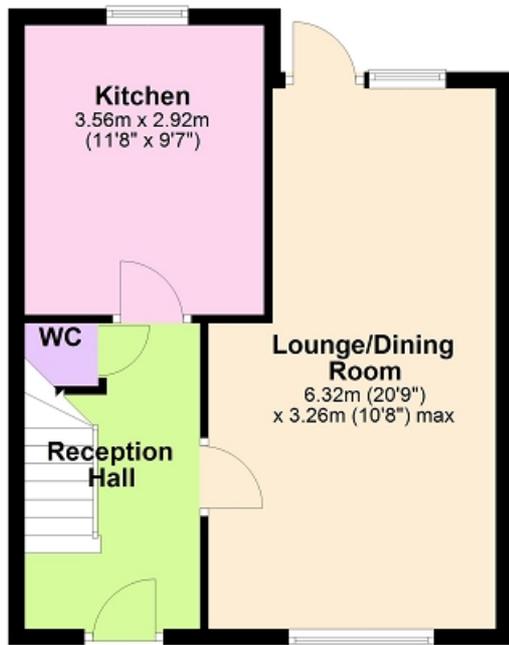
The lounge/dining room opens out onto some decking with a staircase that leads down to the decent size patio area and lawn, with planting beds to the rear.

Additionally there is a cold water mains tap and a storage cupboard next to the house with further space underneath the decking and staircase.

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



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.

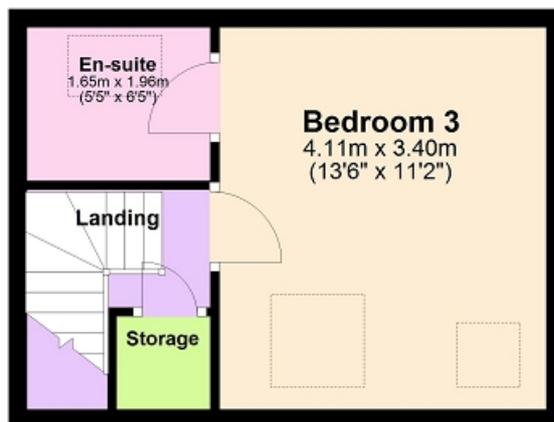
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
	84		81
	63	58	
<i>Very environmentally friendly - lower CO₂ emissions</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Second Floor



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.

