McRae's

Grantock Road, Walthamstow, London. E17 4DE

A "Much Loved" Three Bed End Of Terrace In Need Of Modernisation...
Plenty Of Scope To Extend, With Front OSP, Plus A Detached Rear Garage!









Guide Price £599,995 Freehold

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Set back from the road, in a slightly elevated position, this handsome bay fronted three bedroom end of terrace house offers spacious accommodation, off street parking to the front, as well as shared side access that leads down to a detached garage at the rear, adding even more to the propertys appeal!
Ready for updating, the property presents a first class opportunity to create a home to your own taste, with enormous potential for extension or re-configuration!

The ground floor accommodation features a welcoming reception hall, a convenient downstairs W.C., a fitted kitchen, together with two generously proportioned and versatile reception rooms, that provide ample space for relaxing, entertaining, as well as dining.

Upstairs, there is a practical layout for family living, where the first floor appointments include a landing, three good sized bedrooms, a family bathroom/W.C., together with a hatch to the loft space, which offers a superb opportunity if you require some further loft storage or even a conversion, (STP).
Outside, the well maintained rear garden is a delightful setting for some family outdoor dining and relaxation.

Conveniently positioned for the local shops, schools and amenities of both Wood Street as well as Highams Park, being in comfortable reach of both mainline Train Stations which allow rail connections into London Liverpool Street (approx. journey time 20 mins). Easy access to the open spaces of Epping Forest further enhance this popular residential setting, with its pleasant forestland walks being just moments away from this property!

Local Authority: London Borough Of Waltham Forest
Council Tax Band: D
EPC Rating: D
Parking Restrictions: A Parking Permit is required for Mon - Friday 10am - 4pm

Entrance:

This handsome end of terrace property is approached via a dropped kerb, with a paved front garden, that is enclosed by a low brick wall and leads up to the entrance porch. A shared driveway runs alongside the property, that provides access to the detached rear garage.

Porch: (1' 06" x 5' 01") or (0.46m x 1.55m)

This entrance porch comprises double glazed arched entrance doors with internal "wood effect" panelling. The front door has a glazed multi pane arched inset with casements to the side and top, that open into the reception hall.

Hallway: (14' 02" x 5' 08") or (4.32m x 1.73m)

The hallway includes a picture rail, a radiator to the side (with cover), a wall mounted central heating thermostat, a downstairs W.C., an understairs cupboard (which houses the gas and electricity meters), access to each of the ground floor rooms off, plus stairs that rise to the first floor.

Reception One: (12' 08" x 11' 07") or (3.86m x 3.53m)

This spacious front reception room includes a multi pane glazed entrance door, a double radiator, plus a large double glazed bay window that overlooks the Road outside. Additional features incorporated are a picture rail, a coved cornice ceiling plus a focal point fireplace surrounding an electric fire (untested).

Reception Two: (17' 01" x 9' 09") or (5.21m x 2.97m)

This bright family sized living space features a picture rail, a coved cornice ceiling, double radiators, a focal point surround with an electric fire (untested), plus a ceiling archway that leads into the rear section. A serving hatch connects with the kitchen, while a lovely view of the garden can be appreciated from a double glazed door with surrounding panels and "leaded light style" top casements. The door opens out onto some tiled steps, that lead down to the rear garden.

Downstairs WC: (4' 08" x 4' 08") or (1.42m x 1.42m)

Accessed via a step down, this room comprises a low flush W.C., a radiator, an air vent, a wall mounted corner wash hand basin with separate taps and a tiled splashback.
A frosted single glazed side window to the side, provides natural light.

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<u>Kitchen:</u> (10' 03" x 7' 05") or (3.12m x 2.26m)

This spacious kitchen incorporates fully tiled walls, a fitted arrangement of wall and base cabinets with top boxes, including drawer space, complemented by work surfaces and a single sink unit with mixer tap and drainer, which sits alongside space for cooking appliances, an undercounter fridge and freezer, together with automatic plumbing for a washing machine.
An additional work surface provides a useful breakfast/preparation/work station area.
Further features include a radiator, a boiler that is concealed within a wall mounted cupboard, a side facing single glazed window plus a part glazed door that leads through to the lean to.

<u>Lean-To:</u>

An enclosed area with "wood effect" panelling and a partially double glazed sliding door. Tiled steps with handrails lead down to the rear garden.

<u>Landing:</u> (7' 02" x 6' 04") or (2.18m x 1.93m)

A large single glazed window to the side, provides natural light to the staircase and landing. Also included, is a picture rail, doors to each of the bedrooms and the bathroom off, together with a hatch to the loft space, which offers enormous potential for extra storage or conversion, (subject to local authority permission).







Bedroom 1: **(12' 07" x 9' 09") or (3.84m x 2.97m)**

Comprising a generous front facing bedroom with a single and double radiator and double glazed bay window overlooking the Road below. Fitted wardrobes, overhead cupboards and drawer storage provide ample storage space.

Bedroom 2: **(12' 03" x 9' 08") or (3.73m x 2.95m)**

Overlooking the rear garden, this bedroom features a "built in" arrangement of wardrobes with overhead cupboards and a centrally positioned vanity unit.
To the rear elevation there are double glazed windows with top casements (and a single radiator beneath), overlooking the local neighbourhood and skyline.

Bedroom 3: **(10' 01" x 6' 04") or (3.07m x 1.93m)**

A rear facing bedroom that comprises a double glazed window with top casement to the rear aspect, a single radiator, a shelved storage cupboard with a sliding door plus a further built in cupboard that houses the hot water cylinder.



Bathroom: **(7' 07" x 6' 03") or (2.31m x 1.91m)**

This bathroom a panelled bath with mixer tap and overhead shower attachment, a wall mounted thermostatic shower, a wash hand basin with mixer tap, with cupboard storage beneath, plus a low flush WC.
Further features include a coved cornice ceiling, fully tiled walls, a radiator, a wall mounted handrail, a mirrored cabinet and electric heater, plus a frosted double glazed window with top casement to the front aspect.

Rear Garden:

Tiled steps descend down to the garden, which is laid mainly to lawn, with planting beds to either side.
There is a storage shed to the right hand side as well as a pathway that leads towards the rear, where there is a further storage shed, together with the detached garage. An outside tap and gated access to the front are also provided.

Detached Garage: **(17' 11" x 9' 09") or (5.46m x 2.97m)**

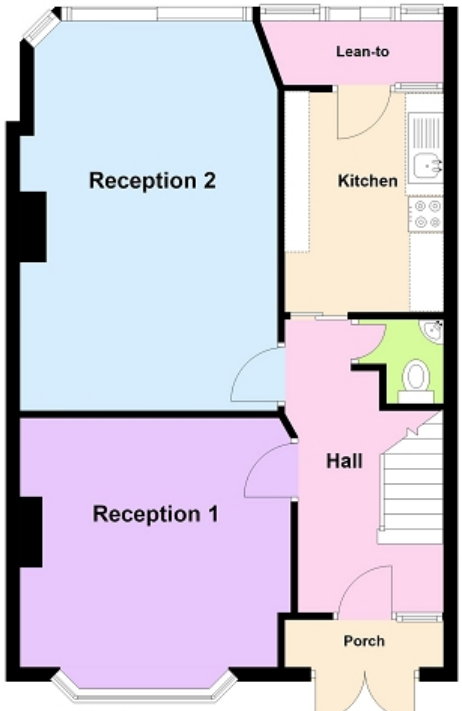
Positioned at the rear of the garden with pedestrian access that can be approached via the shared driveway.





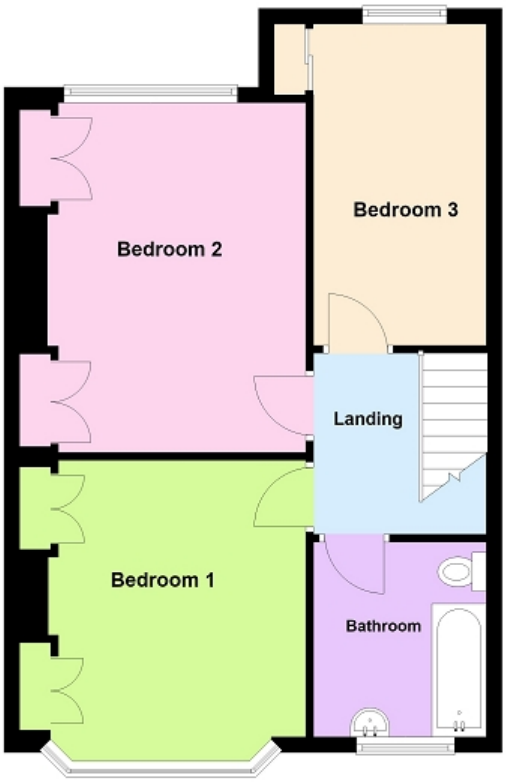
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Ground Floor



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



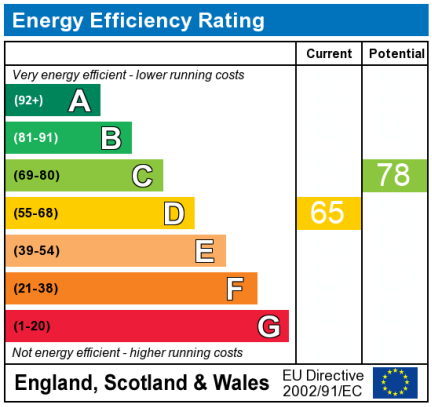
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.