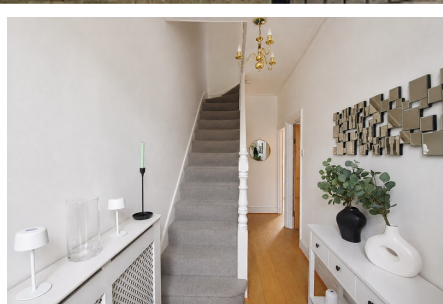


McRae's

Selwyn Avenue, Highams Park, London. E4 9LP

A Charming 2 Bedroom Terrace With Character Features...
Conveniently Placed In The Heart Of Highams Park...



Guide Price £625,000 Freehold

This charming two bedroom mid terrace property offers a wealth of period character and an excellent opportunity to create a wonderful home. The property retains a number of attractive original features, including an appealing brick facade, decorative gabled frontage and traditional detailing.

The accommodation comprises a reception hall, a comfortable lounge plus a super open plan kitchen/dining room. Upstairs, the accommodation includes two bedrooms, a bathroom, and a hatch to the loft space. To the rear aspect is a delightful rear garden with a patio area and low level walling bordering a lovely, low maintenance artificial lawn. To the front, is an enclosed and well maintained garden with established plants and shrubs, together with a pretty white gate, that creates a pleasant and welcoming approach to the property.

This house is conveniently placed in the heart of Highams Park, being just a stones throw from the local shops, schools and transport links including Highams Park mainline train station (serving London Liverpool Street - Journey Time Approx 20 mins). There's a large choice of al fresco walks to enjoy, around Larks Wood, as well Highams Parks popular Lake.

Ideally suited to first time buyers, couples or those looking for a character home, this attractive and charming property combines period features together with the opportunity for further planned modernisation/personalisation at your own leisure.

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

Entrance

The property is approached via a charming front garden, enclosed by mature planting and a traditional white "picket style" gate. A pathway leads up to the front entrance, creating an attractive and welcoming approach to this characterful period home.

Hallway (16' 03" x 5' 06") or (4.95m x 1.68m)

An attractive part glazed entrance door with a frosted panel and glazed top casement opens into the entrance hall, where features include a coved cornice ceiling, a single radiator, access to each room off, plus a useful understairs cupboard that currently houses the gas and electric meters. Stairs rise to the first floor accommodation.

Lounge (14' 09" x 10' 05") or (4.50m x 3.18m)

This well proportioned reception room comprises a coved cornice ceiling, plus an attractive "character style" feature fireplace with a decorative overmantel and hearth below. A glazed square bay window with coloured top casements provides natural light from the front elevation, while a single radiator completes the room.

Open Plan Kitchen Dining Room (13' 10" x 16' 08") or (4.22m x 5.08m)

Kitchen Area:
This bright and spacious open plan fitted kitchen incorporates a comprehensive range of cream "Shaker style" wall and base cabinetry, that is complemented by ample work surfaces and tiled splashbacks.

Open Plan Kitchen Dining Room (13' 10" x 16' 08") or (4.22m x 5.08m) Cont...

There is generous preparation and storage space, together with space for a full height fridge/freezer plus plumbing provision for an automatic washing machine. The kitchen is arranged across two adjoining areas, creating a practical and characterful space with plenty of room for everyday cooking and storage.

A step leads down to a further tiled kitchen area, that offers additional wall and base cabinets, space for a four ring electric cooker with an overhead heat extractor and oven beneath, wine storage and a single bowl sink with separate taps and drainer. Further features include a wall mounted boiler and double glazed windows with side casements.

Dining area

This bright and spacious open plan dining area includes a double radiator together with double glazed patio doors that open out on to the neatly maintained rear garden.

Landing (2' 09" x 2' 09") or (0.84m x 0.84m)

Stairs rising to the first floor accommodation, where the landing provides access to each of the rooms, plus a loft hatch.

Bedroom 1 (14' 11" x 16' 01") or (4.55m x 4.90m)

A bright and generously proportioned principal bedroom featuring a coved cornice ceiling, plus a single glazed square bay window to the front elevation (with a further one to the side), where both incorporate attractive and coloured top casements.





Bedroom 2 (11' 01" x 9' 07") or (3.38m x 2.92m)

A further bedroom that includes a coved cornice ceiling, a double radiator plus a single glazed window to the rear aspect.



First Floor Bathroom (7' 11" x 6' 02") or (2.41m x 1.88m)

Fitted with an attractive suite, comprising a roll top bath with "period style" mixer taps and a handheld shower attachment, a low level W.C, plus a built in wash hand basin with mixer tap.

Further features include part tiled walls, ceiling downlights, a double radiator, an air vent, plus a frosted single glazed window to the rear elevation.

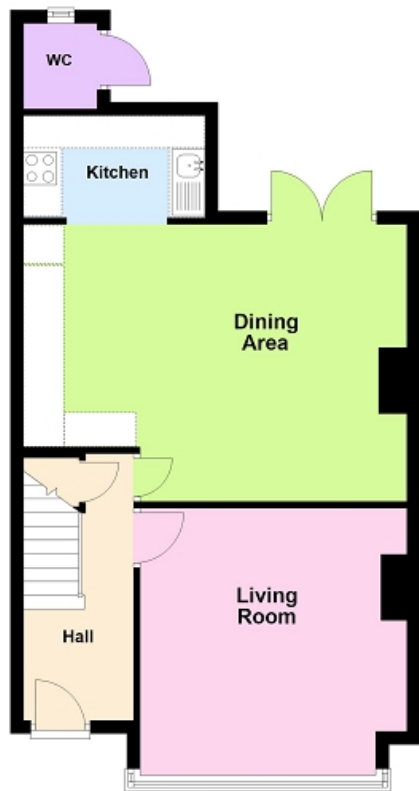
Rear Garden

The rear garden commences with a step leading down to a well kept patio area, bordered by a low level brick wall, with an low maintenance artificial lawn beyond. Additional features include an external W.C., with a glazed window to the rear aspect together with an outside water tap.





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



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.

