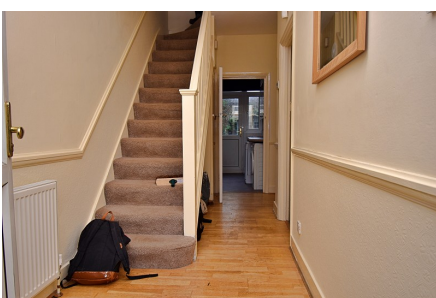


McRae's

Guildford Road, Walthamstow, London. E17 4EA

**“A 3 Bedroom Mid Terrace Family House
Newly Refurbished Throughout”**



£2,100 Monthly

This 3 bedroom mid terrace family home has been refurbished throughout to include newly fitted kitchen and double glazing.

The property offers spacious living accommodation including lounge, separate dining room, kitchen, 3 good sized bedrooms and family bathroom.

The property is located in a cul de sac off Hale End Road and is therefore ideal for Highams Park Mainline Station serving London Liverpool St., together with the Tesco store, some excellent schools and eateries.

Entrance

The property is set back from Guildford Road with a low level brick wall to the boundary and crazy paved patio and pathway leading up to the entrance and opens to:

Hallway

Of good size with stairs rising to the first floor accommodation, radiator to one side, under stairs storage cupboard housing the gas meter. further open understairs storage. Doors to each room lead off:

Lounge (14' 02" x 12' 04") or (4.32m x 3.76m)

A bright spacious room with a central ornate feature fireplace (not live). Double glazed windows to the bay overlooking Guildford Road, plenty of power points & tv point.

Dining Room (12' 07" x 11' 02") or (3.84m x 3.40m)

Double glazed double doors open up on to the patio and garden beyond.

Boiler Cupboard

Access off the dining room is this walk in cupboard to one side housing the Vaillant Boiler serving central heating and domestic hot water supply.

Kitchen (9' 0" x 7' 09") or (2.74m x 2.36m)

Newly fitted modern wall and base units in a matching design with worktop surfaces on two sides. There is a new fridge freezer to one side, freestanding electric cooker with oven beneath, dishwasher and washer/dryer. To the rear there is a double glazed door allowing access on to the patio.

First Floor Accommodation

Landing

Door to each bedroom and bathroom leads off.

Bedroom 1 (14' 01" x 11' 05") or (4.29m x 3.48m)

Large double glazed bay window to the front elevation overlooking Guildford Road, radiator beneath, feature fireplace to the chimney breast (not live), power points.





Bedroom 2 (12' 05" x 12' 05") or (3.78m x 3.78m)

Large double glazed window to the rear elevation with a nice outlook over gardens, radiator beneath. Useful closet with shelving and space for storage, power points.

Bedroom 3 (7' 07" x 5' 04") or (2.31m x 1.63m)

Double glazed window to the front elevation, with radiator beneath.

Bathroom (7' 07" x 5' 01") or (2.31m x 1.55m)

Modern 3 piece suite comprising panel enclosed bath with mixer tap and thermostatic controlled shower mixer attached. Pedestal and wash hand basin with twin taps, close coupled wc. Double glazed frosted windows to the rear elevation.

Rear Garden

Excellent size garden comprising flagstone patio area off both the dining room and the kitchen, raised boxed flowerbeds dividing the patio from the lawn. Central pathway leads to the rear of the garden where there is a summerhouse style shed -perfect for garden storage. To one side there are further boxed raised flowerbeds and two well established conifer trees. There is also outside lighting - ideal for summertime entertaining. The railway line is just beyond the rear garden!

Local Authority & Council Tax Band

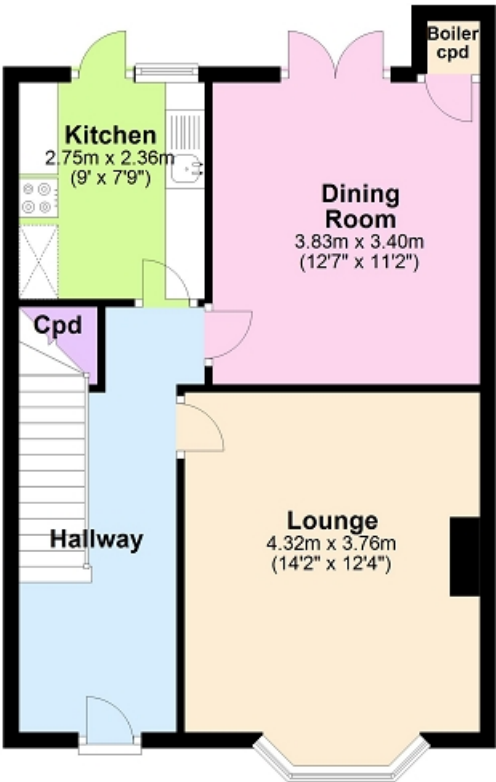
London Borough of Waltham Forest
Band D





Ground Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 96.5 sq. metres (1038.6 sq. feet)

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

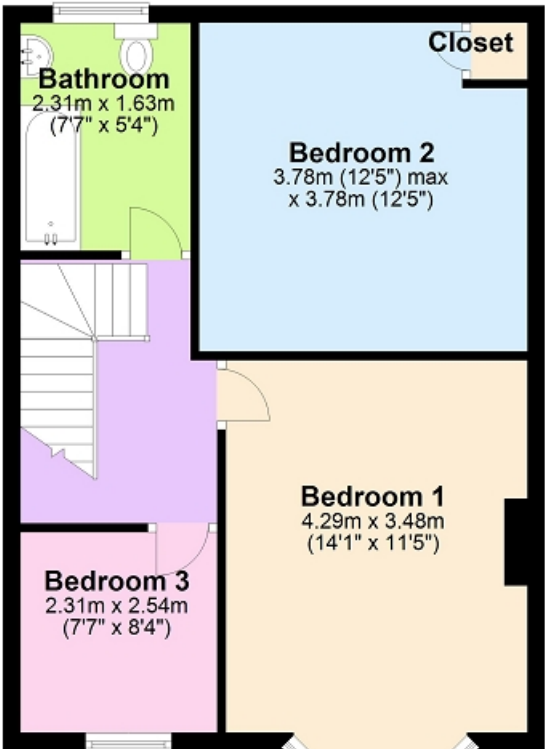
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	79	
(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.

First Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



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.