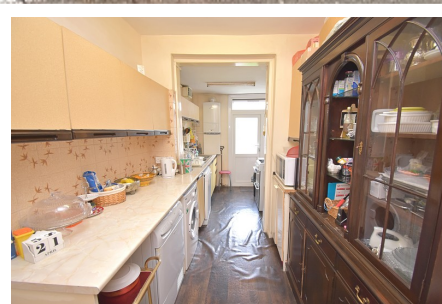
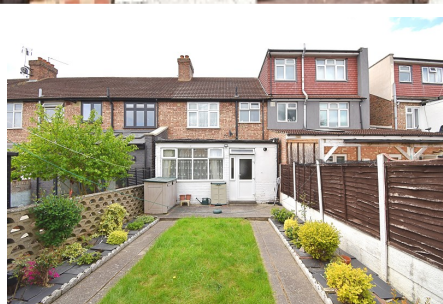


# McRae's

Woodend Road, Walthamstow , London. E17 4JS

...Three Bedroom Mid Terrace With Lots Of Potential...  
Conveniently Located With A Delightful Rear Garden..



**Guide Price £599,995 Freehold**

Situated on a "Family friendly" and sought-after residential turning in the heart of Walthamstow, this three-bedroom mid terrace home offers an excellent opportunity for buyers looking to put their own stamp on a property. The ground floor accommodation features a porch, hallway and a bright and spacious through lounge/dining room, providing a versatile living and entertaining space, together with a study area and a fitted kitchen to the rear.

Upstairs, the property features three generously sized bedrooms a family shower room/W.C., plus a hatch to the loft, providing further storage or scope to loft extend (subject to local authority permissions). Externally, the property benefits from a well maintained rear garden, ideal for outdoor relaxation or future landscaping. Requiring some modernisation in part, this home offers a blend of comfort and potential to create a stylish and comfortable family residence, with scope to extend (subject to the usual planning permissions).

Conveniently located within easy reach of the local amenities, schools and transport links (including bus routes, the A406, M11 plus Wood Street and Highams Park Main Line Train Station (Journey time approx 20 mins). This property is ideally suited to first-time buyers, commuters or even those seeking a rewarding renovation project.

Please note: this is a CPZ Zone

Mon - Fri

10am - 4pm

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

EPC Rating: C

**Entrance:**

Low built brick wall, concrete tiling and an entrance gate that leads up to the porch.

**Porch: (2' 05" x 7' 07") or (0.74m x 2.31m)**

Frosted part glazed sliding entrance door with top and side casements, allowing entrance to the hallway.

**Hallway:(16' 10" x 3' 04") or (5.13m x 1.02m)**

A frosted single glazed entrance door with top and side casements, coved cornice ceiling, single radiator to side, a full length cupboard with bi fold doors, together with a further under stairs storage cupboard that houses the electric and gas meters. Additionally, there are stairs to the first floor accommodation, plus doors to each room off.

**Lounge Dining Area: (27' 0" x 11' 02") or (8.23m x 3.40m)**

A single glazed multi pane door leads into: coved cornice ceiling, panelled walls, two radiators, part glazed sliding doors that lead out to the study area plus a double glazed square bay window to the front elevation overlooking the road outside.

**Study Area: (8' 10" x 11' 02") or (2.69m x 3.40m)**

Entrance door to the kitchen, single radiator and double glazed windows with top casements facing out onto the rear garden.





**Kitchen: (16' 04" x 7' 06") or (4.98m x 2.29m)**

Features linoleum flooring, ceiling strip lights, part tiled walls, a fitted arrangement of wall and base units, an understairs alcove for a full length fridge freezer, plumbing provision and space for an automatic washing machine, tumble dryer, as well as a dishwasher. Also included is a door to the study area, worktops, space for four ring gas cooker, a double sink and draining area with mixer tap, an air vent, a wall mounted boiler plus a part double glazed frosted door with top and side casements to the rear elevation that provides access into the rear garden.

**Landing: (10' 04" x 7' 0") or (3.15m x 2.13m)**

Stairs rise to the first floor accommodation where the landing area gives access to the loft hatch and each room off.



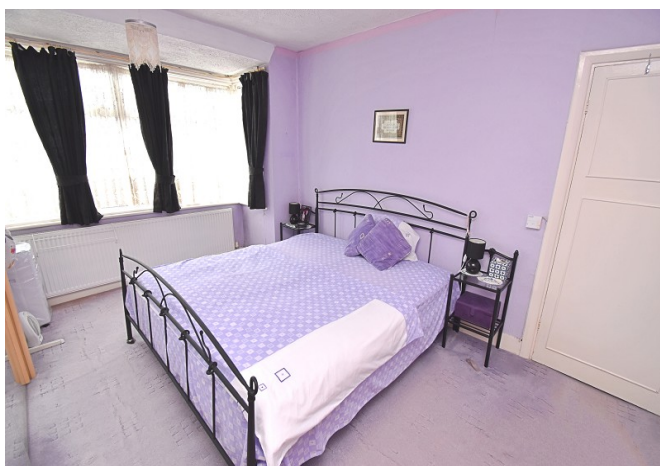
**Bedroom 1: (11' 01" x 14' 03") or (3.38m x 4.34m)**

Features plenty of space for wardrobes and other bedroom furniture, together with a single radiator and "square bay" double glazed windows (with top casements) that provide a nice first floor view of the surrounding locale.



**Bedroom 2: (11' 01" x 11' 07") or (3.38m x 3.53m)**

Comprises a single radiator, double glazed windows with top casements to the rear aspect, that provide a pleasant view over the local gardens and neighbourhood.



**Bedroom 3: (8' 0" x 6' 0") or (2.44m x 1.83m)**

Single radiator with double glazed window with top casement to the front elevation overlooking the Road below.



**Shower Room WC: (7' 08" x 6' 06") or (2.34m x 1.98m)**

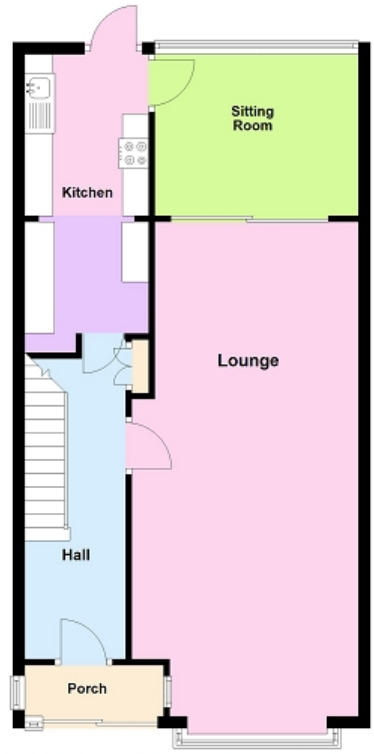
Features part tiled walls, single radiator to side, storage cupboard, shower cubicle with a bi fold clear screen that houses a wall mounted electric shower with an overhead attachment. Also includes a pedestal hand wash basin with a mixer tap, a low flush W.C., plus frosted double glazed windows (with top casements) to the rear elevation.

**Garden:**

This delightful rear garden includes a patio area, planting beds to each side, a centrally placed lawn in addition to plenty of space for storage units/sheds, if required.



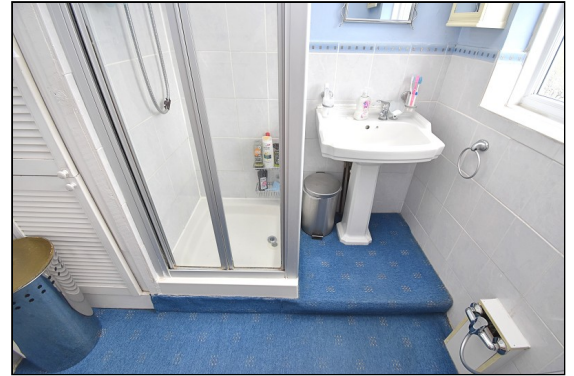
**Ground Floor**



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.

**First Floor**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 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.

