McRae's

The Avenue, Highams Park, London, E4 9RD

A CLASSIC 1930'S STYLE 3 BED SEMI WITH GARAGE & LARGE GARDEN...

A SUPERB MODERNISATION OPPORTUNITY, WITH PLENTY OF SCOPE TO EXTEND/CONVERT... (STPP)

Guide Price £750,000 Freehold

Situated on The Avenue, this attractive "1930s style" three bedroom semi, presents an exceptional opportunity for buyers that are looking to modernise and/or extend, so that they can personalise and create their own, bespoke long term "Forever" home. The property retains many character features, including picture rails, ceiling coving, as well as generously proportioned rooms, typical of the era.

The reception hall leads into a neatly fitted kitchen, plus two spacious reception rooms, including a bright, rear dining room with "Tilt and Slide" patio doors that open directly out onto the rear decking, providing a truly impressive view over the wonderful, family sized South East facing rear garden.

On the first floor, each of the bedrooms enjoy a pleasant view over the front and rear aspects, together with a Shower Room plus a separate WC. Externally, one of the property's standout features is the glorious "larger than average" rear garden which includes a plot that is mainly laid to lawn, with mature planted borders to the side. Other benefits include an attached side garage plus an exterior store, all of which offers enormous scope for landscaping and future extension potential (subject to Local Authority planning permission).

Conveniently located within a short walk of transport links including Highams Park Mainline Train Station (journey time into Liverpool Street - 20 mins approx), together with easy access to a vibrant mix of village shops, schools and scenic al fresco forest walks that can be enjoyed around the popular local Lake and Parkland.

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

Entrance:

Set back from The Avenue, the property is approached behind low level walling with a crazy paved terrace and a small lawn that leads up to an arched panel and double glazed door opening in to the reception porch.

Porch: (2' 02" x 5' 08") or (0.66m x 1.73m)

Tiled flooring plus a panel door with part glazed top and side casements that open into the reception hall.

Reception Hall: (14' 07" x 5' 09") or (4.45m x 1.75m)

Coved cornice ceiling, centre rose, under stairs electric and gas meter/storage cupboard, radiator to side, staircase with handrails rising to the first floor accommodation, plus access to each ground floor room off.

Lounge: (15' 06" x 13' 10") or (4.72m x 4.22m)

Coved cornice ceiling, a centre rose, a picture rail, plus a nice wide bay to the front elevation with double glazed windows and frosted top casements, plus a large radiator to one side.

Dining Room: (13' 0" x 12' 08") or (3.96m x 3.86m)

A nice bright room includes coved cornice ceiling, a centre rose and double glazed "tilt and slide" patio doors that open out on to the decking. Additionally, to one side, there is a double radiator, a feature fireplace (untested) plus an over mantel with a tiled hearth.

Kitchen: (9' 07" x 7' 0") or (2.92m x 2.13m)

A fitted arrangement of matching kitchen furniture, including under counter storage units, plus wall cupboards on three sides (one being a larder), together with "Corian" worktops and a single sink unit with a mixer tap. Also included are part tiled surrounds, Amtico flooring, a wall mounted gas boiler, plumbing and provision for an automatic washing machine and separate dryer, an integrated dishwasher, a built in fridge and freezer, in addition to a four ring gas hob with concealed extractor fan above plus an electric fan assisted oven beneath. Lastly, to the rear elevation, there is a double glazed door with side and top casements, that provides access to the rear decking and garden beyond.

Landing: (11' 08" x 7' 09") or (3.56m x 2.36m)

This well lit and spacious first floor landing features a single radiator, a double glazed window to the side elevation, access to the bathroom, W.C., and each bedroom off, plus a hatch to the loft space (with ladder), which offers a great deal of potential to extend upwards/convert (subject to local authority permission).

<u>Shower Room:</u> (8' 0" x 5' 0") or (2.44m x 1.52m)

Part tiled walls, linoleum flooring, a single pedastal wash hand basin with separate taps, a double shower cubicle with a sliding clear screen, a wall mounted electric shower, wall mounted handrail, overhead shower attachment, plus a built in shower seat.
Additionally there is a an overhead electric heater (not tested), plus an airing cupboard with a insulated hot water cylinder enclosed with fitted louvred doors. plus a double glazed replacement window to the rear elevation.

<u>Bedroom 1:</u> (15' 01" x 12' 06") or (4.60m x 3.81m)

A spacious principal bedroom that incorporates a radiator, picture rail as well as a double glazed bay window to the front aspect, that allows a pleasant outlook over The Avenue itself.

<u>Bedroom 2:</u> (13' 0" x 11' 09") or (3.96m x 3.58m)

Picture rail, radiator, air vent, fitted double wardrobes to one side, with overhead storage cupboards and double glazed windows that provide attractive views over the glorious rear garden.

<u>Bedroom 3:</u> (9' 0" x 7' 0") or (2.74m x 2.13m)

Picture rail, a radiator to one side, plus a double glazed window to the front elevation that provides a nice overview of The Avenue below.

<u>Separate WC:</u> (5' 05" x 2' 07") or (1.65m x 0.79m)

Low flush W.C, plus a double glazed window to the rear elevation.

Garden:

A wonderfully large South East facing rear garden which extends over a beautiful hardwood decking area that leads down to rear boundary. The garden is mainly laid to lawn with a pathway to one side and cultivated borders planted with some very attractive mature shrubs. To the side of the house there is an attached exterior store with a cold water mains tap and further side access to the attached garage.

Garage: (17' 02" x 7' 04") or (5.23m x 2.24m)

The power connected garage includes a single glazed window to the rear elevation, plus a lockable vehicle (and separate pedestrian) access to the front and rear.

Exterior Store: (3' 07" x 2' 06") or (1.09m x 0.76m)

Useful garden store that houses the 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.

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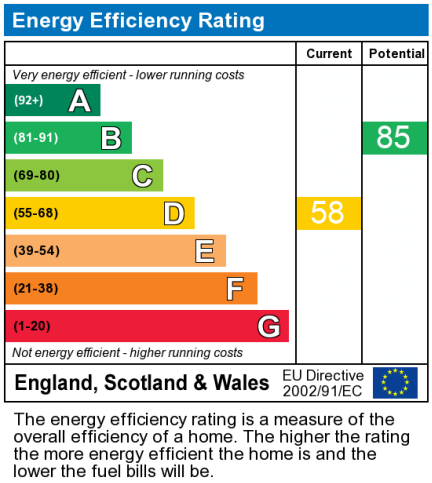
186 The Avenue, Highams Park, London. E4 9RD, £750,000 Freehold



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.