

McRae's

Cavendish Road, Highams Park, E4 9NG

A Substantial 3 Bedroom - 2 Bathroom Late Victorian Cottage
Offering A Great Deal of Living Space!



£1,900 Monthly

This end of terrace family home offers spacious living accommodation and is ideal for local schools, shopping amenities and access into the City from the Overhead to Liverpool St. via Walthamstow Central and its link to the Victoria Line.

To the ground floor there is a good size lounge, large dining room opening up to a larger than average kitchen with space for a breakfast area.

The first floor accommodation comprises 3 good size bedrooms, en suite bathroom to the main bedroom and a separate shower room. Outside is accessed from the kitchen and is decked for low maintenance. There is also a side gated entrance on to Haldan Road.

The property is offered unfurnished and is available immediately!

Entrance

The property is approached through a wrought iron gate on to a pebble courtyard and a step up into a covered storm porch. High privet hedging to both the front and side affords privacy to the ground floor accommodation.

Reception Hall

A bright and spacious hallway with a useful wall mounted cupboard to one side, radiator, stairs to first floor accommodation and door to each room off.

Lounge (13' 10" x 11' 06") or (4.22m x 3.51m)

Double glazed replacement windows to the front bay, small storage cupboard to one side, door leads to:

Dining Room (10' 08" x 15' 0") or (3.25m x 4.57m)

Exceptionally wide room with double glazed replacement window to the rear elevation overlooking the courtyard, open chimney breast, radiator to one side, door to under stairs storage cupboard housing meters. Open to:

Kitchen (13' 06" x 9' 06") or (4.11m x 2.90m)

An excellent size, with space for a breakfast area if desired. Range of wall and base units in a matching design together with drawers, 1 & 1.4 bowl sink unit and mixer tap, electric hob with extractor above and oven beneath, space for upright fridge freezer, Double glazed replacement window to the rear elevation overlooking the decked terrace and door to the side elevation leading out to the rear.

First Floor Accommodation

Landing

A split level landing area providing access to each room off

Bedroom 1 (11' 05" x 11' 09") or (3.48m x 3.58m)

A bright room with two double glazed replacement windows to the front elevation and an outlook along Cavendish Road, low level radiator beneath. Door to:





En Suite Bathroom (11' 01" x 5' 06") or (3.38m x 1.68m)

An excellent en-suite comprises shower cubicle with wall mounted electric shower (not tested), pedestal and wash hand basin, close coupled wc, panel enclosed bath with central mixer tap, white wall mounted upright ladder style radiator towel rail. Double glazed Replacement window to the front elevation.



Bedroom 2 (10' 10" x 11' 09") or (3.30m x 3.58m)

Another good size double bedroom with double glazed replacement window to the rear elevation, low level radiator beneath.

Bedroom 3 (9' 06" x 9' 06") or (2.90m x 2.90m)

plus door recess
Double glazed replacement window to the rear elevation, low level radiator beneath, long shelf to one wall and two corner shelves.



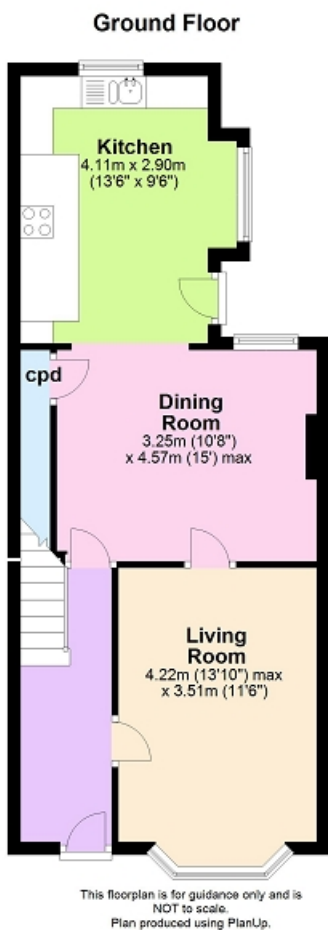
Shower Room (5' 0" x 5' 02") or (1.52m x 1.57m)

Suite comprises a corner sited enclosed shower cubicle with wall mounted shower attachments, vanity wash hand basin with mixer tap and storage beneath, close coupled wc. Double Glazed replacement frosted window to the side elevation.

Outside

Rear Garden
A most private area which can be accessed from the kitchen on to a cobbled courtyard, with steps leading up to a decked terrace and a useful storage facility. High walls to the side elevation and gated side access on to Haldan Road.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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.



Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore these particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

