

McRae's

Larkshall Road, Chingford, E4 9HZ

“Recently Refurbished 3 Bedroom Family House
With Small Garden And Off Street Parking
Available Immediately - Offered Unfurnished”



£2,200 Monthly

Occupying a very handy location for surrounding facilities, this 3 BEDROOM TERRACED HOUSE offers comfortable accommodation for the family. Within walking distance is Highams Park Centre, with its iconic Rail Crossing and Signal Box, together with a wide range of facilities including Cafe's, restaurants, and a large Tesco store for day to day needs. Highams Park Station connects with London Liverpool St., Walthamstow Centre and the Victoria Line.

The internal accommodation has been redecorated throughout and includes new carpets and vinyl flooring. The recent refurbishment includes a BRAND NEW KITCHEN FITTINGS, together with a superb first floor BRAND NEW BATHROOM. The ground floor features 2 separate living rooms, cloakroom wc, utility room, conservatory together with the kitchen, whilst the first floor includes 3 bedrooms and the bathroom. To the front of the house there is off street parking, and the rear garden is small and very manageable. The property is being Let as seen and is available immediately - unfurnished.

Entrance

Set back from Larkshall Road, access is across a brick pavia hardstanding. Panel and glazed door opens to:

Porch (4' 09" x 5' 09") or (1.45m x 1.75m)

A good size porch opens to:

Reception Hall (14' 06" Max x 6' 0" Max) or (4.42m Max x 1.83m Max)

includes stair rise

Radiator to one side, useful understairs storage cupboard, wood effect vinyl flooring, panel doors provide access to each reception room and panel and glazed door opens up to the kitchen.

Living Room (14' 08" Max x 13' 06") or (4.47m Max x 4.11m)

into Bay

A large bright room with wide bay to the front elevation and an outlook along Larkshall Road, shaped radiator beneath, power points.

Dining Room (12' 05" x 11' 01") or (3.78m x 3.38m)

Double glazed replacement windows and double doors to the rear elevation providing access to the conservatory, feature fireplace (not live) with tiled and wood mantel surround, radiator to one side, power points.

Kitchen (8' 09" x 7' 09") or (2.67m x 2.36m)

Newly fitted kitchen with modern high gloss wall and base units on two sides, ample granite effect worktop space and upstands, single bowl sink unit with mixer tap, built in oven and electric hob, canopy style extractor fan above, recessed shelving, space for fridge freezer, wood effect vinyl flooring. Panel and glazed door opens to:

Conservatory (8' 06" x 15' 03") or (2.59m x 4.65m)

Double glazed replacement windows allowing lots of natural light to flood in, power sockets. Double glazed patio doors provide access to the garden and panel doors to both the utility room and cloakroom.

Utility Room (3' 07" x 4' 08") or (1.09m x 1.42m)

Double glazed replacement window to the rear elevation, power points, plumbing/provision for washing machine, space for tumble dryer.

Cloakroom (4' 05" x 2' 08") or (1.35m x 0.81m)

A handy downstairs cloakroom with close coupled wc and wall mounted wash hand basin with mixer tap. Double glazed forest window with top opener.

First Floor Accommodation

Landing (8' 03" x 7' 08") or (2.51m x 2.34m)

includes stair rise

Panel doors provide access to each bedroom and bathroom off, power point.

Bedroom 1 (14' 09" x 10' 03") or (4.50m x 3.12m)

Double glazed replacement windows to the front Bay overlooking Larkshall Road, radiator beneath, range of fitted wardrobe cupboards and top boxes to one wall, power points.

Bedroom 2 (12' 02" x 9' 08") or (3.71m x 2.95m)

Double glazed replacement windows to the rear elevation overlooking garden, radiator beneath, range of fitted wardrobes to one wall, cupboard housing boiler, power points.





Bedroom 3 (8' 03" x 7' 05") or (2.51m x 2.26m)

Oriel style double glazed replacement window to the front elevation, radiator beneath, power points.

Bathroom (7' 05" x 7' 07") or (2.26m x 2.31m)

Newly refurbished to include panel enclosed bath with mixer tap, corner entry shower cubicle with attachments, WC with concealed cistern and vanity and wash hand basin with mixer tap and storage below, tiled walls, vinyl flooring. Two frosted double glazed windows to the rear elevation

Outside

Rear Garden

Easy to maintain garden laid out with shingle, useful garden shed for storage.

Front Garden

Brick Pavia hard standing suitable for off street parking.

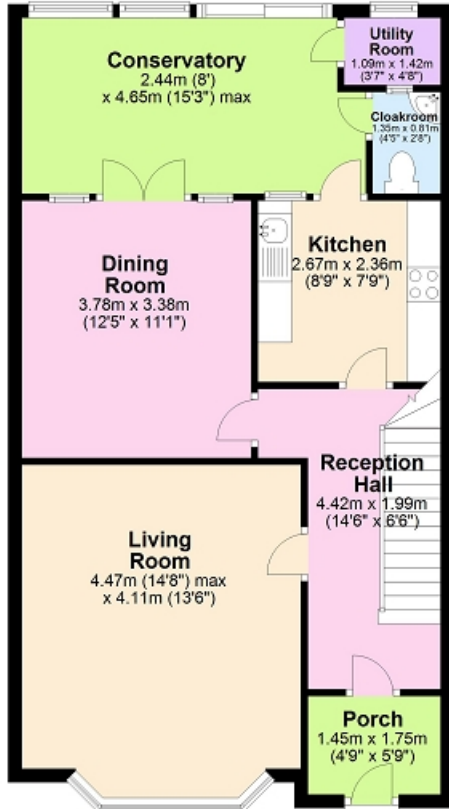
Local Authority & Council Tax Band

London Borough of Waltham Forest
Band D





Ground Floor

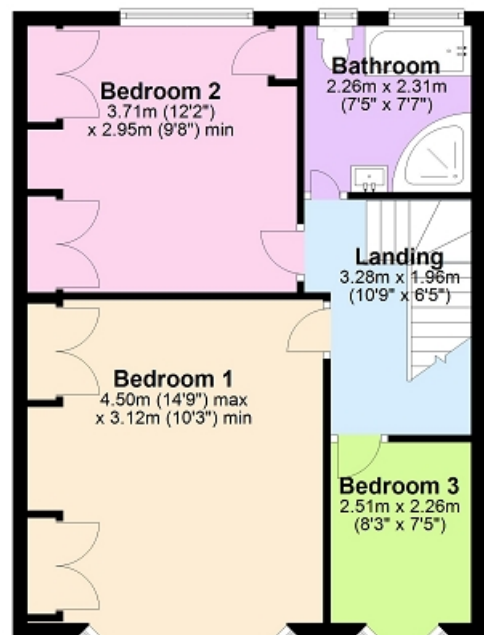


This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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



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.

