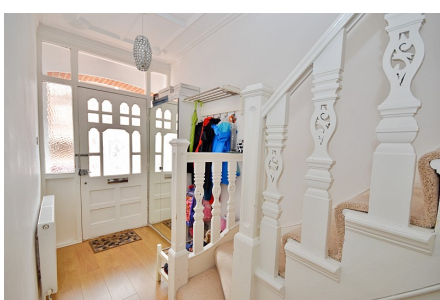


McRae's

Vincent Road, Highams Park, E4 9PP

“A Fine Edwardian Mid Terrace Family Home
3 Bedrooms, Through Lounge, Kitchen Breakfast Room
Available November 2023 - Unfurnished”



£2,400 Monthly

Vincent Road is the setting for this attractive period property, presented in immaculate condition, ideal for family living! With 9ft ceiling heights to the principle living rooms, a fabulous fitted kitchen with appliances and a 19ft master bedroom, complimented by 2 further bedrooms on the first floor and a modern family bathroom! The property enjoys a pleasant rear garden divided between patio terrace and lawn. Within comfortable walking distance of Higham's Park village centre - meets all shopping needs, with a large Tesco superstore, cafes, popular restaurants and a large park with lake as an attractive open space for everyone!

Viewing's are strictly via the Landlords' sole agent, McRae's!

Entrance

Set back from Vincent Road, approached across a hard standing with an exterior court storm canopy porch and wood panelled glazed door with side casements opening to...

Reception Hall (14' 03" x 5' 07") or (4.34m x 1.70m)

The reception hall is light and spacious with a splendid return staircase rising to the first floor accommodation and a superb panelled ceiling with coved cornice. From the hall there is access to the main reception room and kitchen / breakfast room.

Lounge Dining Area (26' 0" Max x 13' 09") or (7.92m Max x 4.19m)

A lovely big open plan room with 9ft ceiling height with splendid panel ceiling and in the dining area a centre rose.

Lounge

Feature bay to the front elevation, focal point 'fireplace', open plan to dining area, double doors lead onto the decking style patio and garden.

Kitchen (20' 05" x 9' 0") or (6.22m x 2.74m)

Comprehensively fitted and equipped, includes a five burner hob with canopy style extractor fan, return worktops surfaces, single bowl sink unit, plumbing for washing machine and dishwasher, integrated double oven with freestanding fridge freezer adjacent. Open plan to...

Breakfast Area

Plenty of space for table and chairs and from here provides access to the rear garden.

First Floor Accommodation

Landing (15' 05" x 9' 0" Max) or (4.70m x 2.74m Max)

A most spacious landing with a return staircase from the ground floor accommodation, each bedroom leading off, and bathroom.

Bedroom 1 (14' 0" Max x 19' 10") or (4.27m Max x 6.05m)

This impressive main bedroom is to the front of the property and includes a wide bay overlooking Vincent road.

Bedroom 2 (12' 0" x 10' 06") or (3.66m x 3.20m)

Feature fireplace (not live), double glazed window overlooking rear garden.



Bedroom 3 (8' 02" x 9' 0" Max) or (2.49m x 2.74m Max)

Double glazed window with aspect of rear garden.

Bathroom (8' 03" x 5' 0") or (2.51m x 1.52m)

Contemporary style, in white, comprising a bath with fixed head and hand held chrome shower attachments. Pedestal wash hand basin, low flush WC, ceramic tiled walls, extractor fan, window to side elevation.

Rear Garden

Comprises of an area of decking, where there is a exterior water tap, opening to the remainder of the plot which is laid out to lawn with fruit trees to the boundaries.

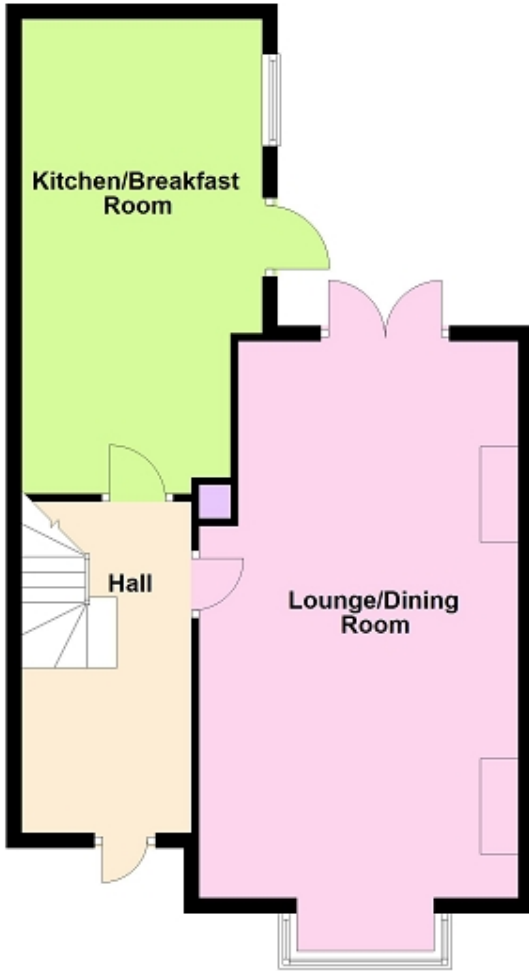
Local Authority & Council Tax Band

London Borough of Waltham Forest - Band D



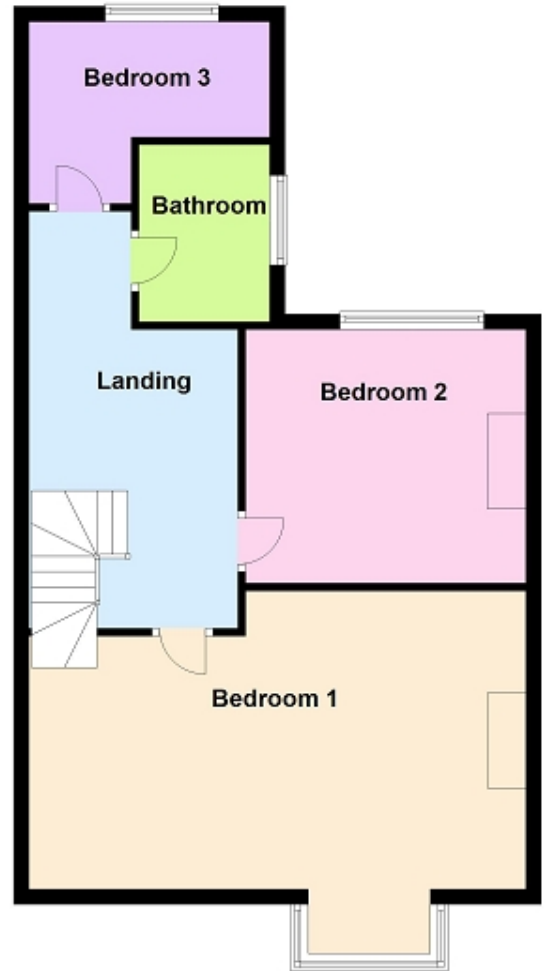
Ground Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



Total area: approx. 108.6 sq. metres (1169.2 sq. feet)

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

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.

