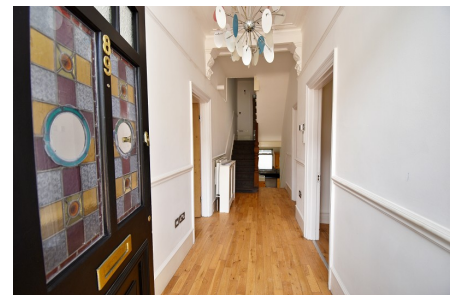


McRae's

The Avenue , Highams Park, E4 9RX

*"AN ENORMOUS VICTORIAN PERIOD RESIDENCE
CENTRAL TO THE VILLAGE - THEREFORE IDEAL FOR THE STATION..
4 OR 5 BEDROOMS, LARGE GARDEN"*



£3,200 Monthly

"Available Immediately - Unfurnished..."

"Walking Distance of Highams Park Village Centre & Station"

The accommodation includes a sitting room, large living dining room with a study leading off, further reception room to the rear. The lower ground floor provides a modern fitted kitchen and breakfast area with access to a pleasant courtyard area and garden beyond. Whilst the upper floors feature 4 excellent bedrooms- 2 with built in wardrobes, bathroom, with separate shower cubicle and wc, and a further separate cloakroom wc. Outside there is a large family garden and to the front of the house, there is allocated parking to one side of the drive. This property is ideal for local facilities, popular schooling and Highams Park's mainline station serving Liverpool St London (about 20 mins) Viewings are by appointment only exclusively with McRae's Lettings & Management!

Ground Floor Accommodation

Reception Hall

A wide central hallway with doors to each reception lead off, stairs down to the kitchen and stairs rise to the first floor accommodation

Reception One (23' 09" x 11' 09") or (7.24m x 3.58m)

Spacious reception room with bay to the front elevation, period style feature fireplace (not live), double doors open to:

Home Office/Bedroom (12' 05" x 11' 05") or (3.78m x 3.48m)

A very bright room with two large skylights allowing lots of natural sunlight to filter through, double glazed window to the rear elevation and high level window to the side elevation.

Reception Two (15' 08" x 10' 06") or (4.78m x 3.20m)

Another good size room with large bay to the front elevation, high ceilings, picture rail and feature fireplace (not live).

Reception Three

To the rear elevation with window overlooking courtyard and beyond.

Lower Ground Floor Accommodation

Kitchen (11' 06" x 17' 03") or (3.51m x 5.26m)

Modern kitchen with a range of shaker style wall and base units in a matching design, quartz style worktops, Butler style sink unit, large range cooker with canopy style extractor above, plumbing/provision for automatic washing machine and dishwasher. Steps down to the cellar.

Breakfast Area

Space to accommodate fridge freezer, folding patio doors opening up on to the courtyard to the rear.

First Floor Accommodation

Bathroom (7' 09" x 9' 08") or (2.36m x 2.95m)

A good size family bathroom comprising panel enclosed bath with water jets and mixer tap, corner shower cubicle with overhead drench style shower and wall mounted hand held shower and controls., surface mounted hand was basin with mixer tap, close coupled wc.

WC (3' 04" x 4' 05") or (1.02m x 1.35m)

Close coupled wc, wall mounted basin with twin taps and storage cupboard beneath, radiator to one side, part tiled walls. Double glazed window to the side elevation.

Second Floor Accommodation

Bedroom 1 (12' 03" Min x 14' 02" Min) or (3.73m Min x 4.32m Min)

A bright spacious room with large bay and further window to the front elevation with an outlook on to The Avenue, extensive range of fitted wardrobes to one wall, radiator to one side, high ceilings, coving and ceiling rose.

Bedroom 2 (15' 07" x 11' 09") or (4.75m x 3.58m)

Double glazed double windows to the front elevation, feature fireplace (not live), radiator to one side.

Bedroom 3 (11' 04" x 9' 06") or (3.45m x 2.90m)

Double glazed window to the rear elevation with an outlook over gardens, range of fitted wardrobes to one side, feature fireplace (not live), radiator to one side.





Bedroom 4 (8' 02" x 11' 01") or (2.49m x 3.38m)

Double glazed window to the rear elevation, feature fireplace (Not live), radiator to one side.

Outside

Rear Garden

Access is via the breakfast area into a small paved courtyard and archway leads down into a large rear garden. with storage shed to the rear boundary.

Front Garden

There is allocated off street parking to the "front right" of the property as you face the house from the road. The left side of the drive is allocated for the bungalow to the rear of the premises.

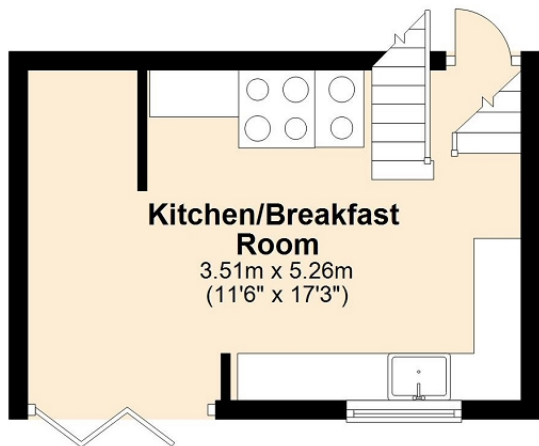


Local Authority and Council Tax Band

London Borough of Waltham Forest
Band F

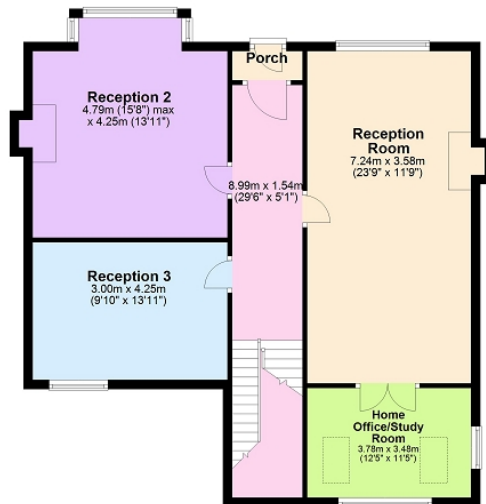


Lower Ground Floor

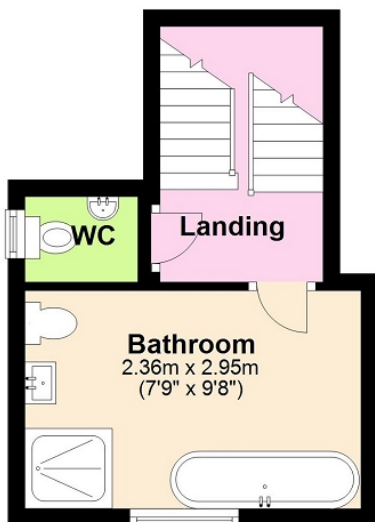


This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

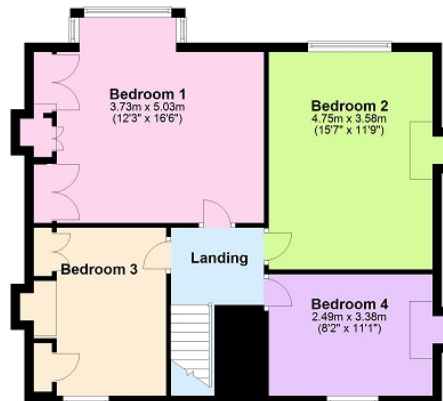
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C		69
(55-68) D			(55-68) D		
(39-54) E	49		(39-54) E	42	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.

