

McRae's



Coolgardie Avenue, Highams Park. E4 9HP

Guide Price:
£785,000 Freehold

Beautifully Presented Family House

Versatile Arrangement Of Accommodation

Occupying a superb location, with convenience for Highams Park Train Station and the village centre facilities, this attractive early 1930s house has been thoughtfully and carefully extended having been loft converted and enlarged to the ground floor to provide 4/5 bedroom-2 bathroom versatile living accommodation. The rear garden is of ample size, combining the patio and lawn area, making it ideal for family dining, peaceful mornings and summer entertaining!

Entrance:

On the approach, a low level wall with wrought iron gate and railings.

Porch:

Wooden panel door with double glazed inserts, stained-glass casements to the side and a single pane casement window above, tiled flooring.

Reception Hall:

Wood style flooring, under stairs storage cupboard and drawers, housing the electric and gas meters. Central heating thermostat, picture rail, single radiator.

Dining Living Room: (13' 03" x 11' 0") or (4.04m x 3.35m)

Panel door opening to a beautifully bright double glazed bay window to front elevation, with fitted shutters, picture rail, coved cornice ceiling, wood style flooring, marble style feature fireplace with hearth and wood surround, double radiator.

Home Office or Bedroom 5: (11' 03" x 6' 08") or (3.43m x 2.03m)

Currently used as a snug, this versatile space could be used as further bedroom accommodation. Double glazed windows to front elevation with fitted shutters, coved cornice ceiling, single radiator.

Lounge: (14' 05" x 11' 04") or (4.39m x 3.45m)

A fine reception room perfectly decorated for some peaceful relaxation, includes dado rail, ceiling rose, coved cornice ceiling, double radiator, patio doors with side casement windows opening out onto the delightful patio area and glorious garden!

Kitchen Breakfast Room: (14' 10" x 10' 09") or (4.52m x 3.28m)

A well presented kitchen breakfast room that benefits from a large selection of wall and base

units, ample worktops, four ring gas hob with overhead extractor, part tiled walls, 1 & 1/2 bowl sink unit with mixer tap and drainage facility to side, plumbing provision for washing machine and space for a tumble dryer, integrated electric grill and oven, built in fridge and freezer, double glazed window to rear elevation, ceiling down lighters, double radiator, double glazed patio door to garden, with side casement window.

Shower Room WC: (6' 10" x 6' 08") or (2.08m x 2.03m)

This useful facility offers a corner shower cubicle, with curved sliding door, including a wall mounted shower thermostat with overhead shower attachment. Wall mounted single sink unit with vanity cupboard beneath, part tiled walls, double glazed roof window, low flush WC, towel rail, single radiator.

First Floor Accommodation:

Landing:

Cupboard housing combi boiler with ample shelving for storage, double glazed stain glass window with top casement to side elevation, doors to each room off and stairs rise to converted loft - bedroom 4

Bathroom: (7' 03" x 7' 08") or (2.21m x 2.34m)

This immaculately presented family bathroom includes a tall storage cupboard, part tiled walls, white panelled bath with Victorian style mixer taps and shower attachment, large wash hand basin with mixer taps and vanity cupboards beneath, low flush WC, heated towel rail, double glazed frosted windows to rear elevation.

Bedroom 1: (11' 04" x 11' 0") or (3.45m x 3.35m)

wood style flooring, picture rail, wooden built reading nook/storage facility within the double glazed bay window to front elevation that include fitted shutters, built in fitted wardrobes with top boxes, double radiator.

Bedroom 2:(12' 02" x 11' 04") or (3.71m x 3.45m)

Double glazed windows with top casements to rear elevation double radiator, coved cornice ceiling.

Bedroom 3:(8' 03" x 7' 08") or (2.51m x 2.34m)

Currently used as a study, Oriel style bay double glazed window with top casements to front elevation with fitted shutters double radiator, dado rail.

Second Floor Accommodation:

2nd Floor Landing:

Double glazed Velux style skylight window. Access to:

Bedroom 4: (17' 09" x 13' 10") or (5.41m x 4.22m)

A lovely big guest suite or possible Master Bedroom with Velux style roof windows to the front elevation and to the rear a large double glazed window overlooking gardens and surrounding area. Range of eaves storage cupboards together with a "walk-in" custom fitted wardrobe or potential dressing room. 77"x 6.

Outside:

Rear Garden:

A step leads down to the delightfully presented and spacious tiled patio area, ideal for outdoor family dining, peaceful mornings and summer entertaining that allows you to enjoy the view of the beautiful array of planted borders and planted trees, which are accessed via steps down to a stone pathway, leading to the stunning water feature, wooden pergola area, and large, useful wooden built family sized shed with power and light connected.

Front Garden:

Brick Pavia with half-moon borders encasing a selection of flowers

Local Authority & Council Tax Band:

London Borough of Waltham Forest
Band E



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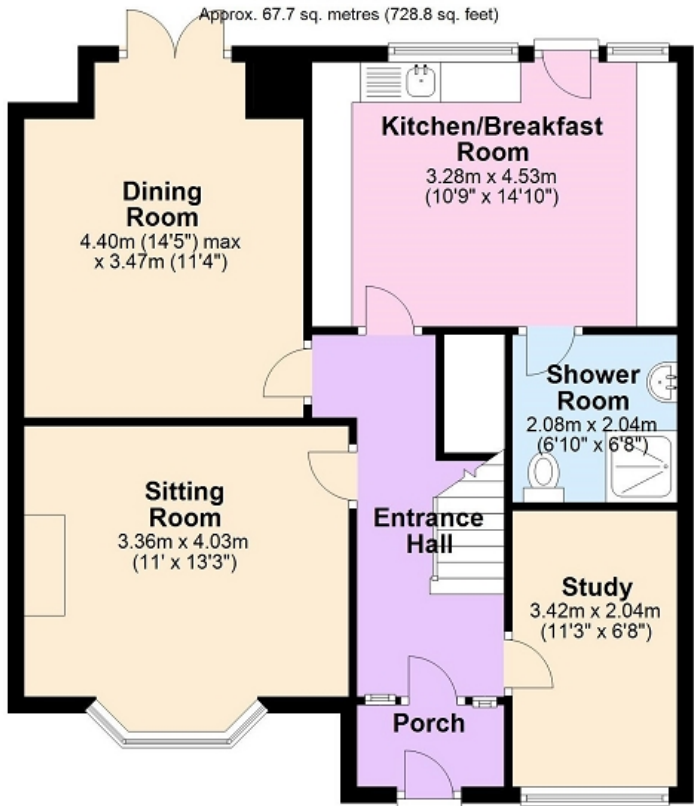
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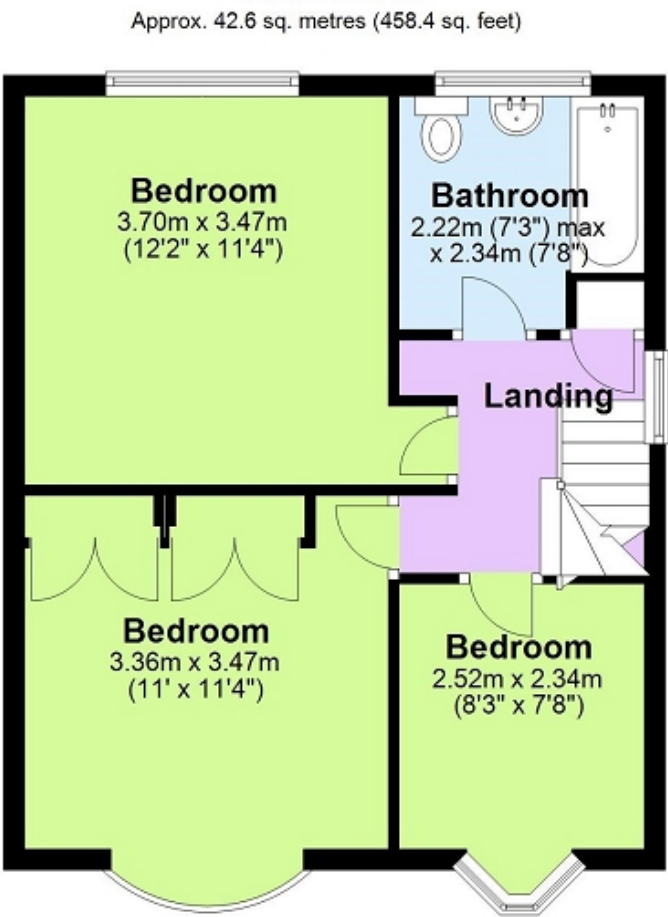


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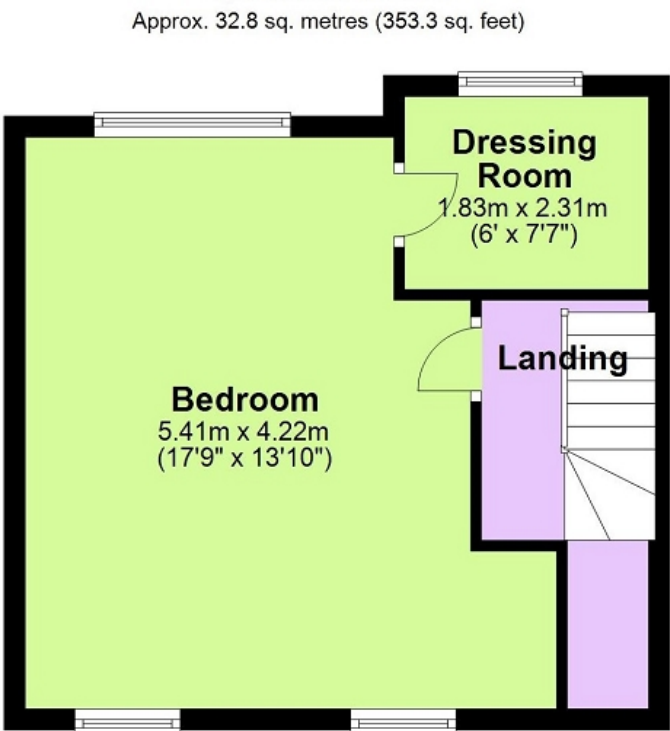
Ground Floor



First Floor



Second Floor



McRae's

McRae's Property Services

18 THE AVENUE
HIGHAMS PARK
LONDON E4 9LD
TEL 020 8503 3336

www.mcraes.co.uk
[email:sales@mcraes.co.uk](mailto:sales@mcraes.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.



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