

McRae's

Bluehouse Road, Chingford, E4 6HS

*“An Attractive Looking End Terrace House
Nicely Presented - With Great Potential!”*



Guide Price £485,000 Freehold

Fronting this popular turning and occupying a nice size plot, with good width to the side offering potential to extend (Subject to local authority planning approval) this 3 BEDROOM HOUSE represents an excellent purchase! The interior layout includes a reception hall, charming lounge with fireplace, modern fitted kitchen and a ground floor cloakroom wc. The first floor includes with the 3 bedrooms is a shower room wc. Outside, the drop kerb gives access on to a flagstone hard standing and gated side access leads to a small but manageable rear garden space. The locations ideal for the surrounding centres of North Chingford, with its fashionable High Street & Highams Park Village which also includes a mainline Station. The local shopping parade of Chingford Hatch meets most day to day needs.

Entrance

The property is set back from Bluehouse Road approached across a hard standing with step rising to a double glazed entrance door leading to:

Cloak Room (5' 03" x 4' 03") or (1.60m x 1.30m)

Low flush wc, vanity wash hand basin with cabinet beneath, double glazed window to the rear elevation

Reception Hall (14' 08" x 5' 07") or (4.47m x 1.70m)

Two Double glazed windows to one size, radiator, meter cupboard, a useful stairway storage cupboard. From here there is access to the lounge, kitchen and cloakroom

First Floor Accommodation

Landing (7' 04" x 5' 07") or (2.24m x 1.70m)

A large hatch to the loft space and to one side a double glazed replacement window with an open view

Lounge (14' 05" x 10' 08") or (4.39m x 3.25m)

A delightful and comfortable lounge with a live Focal point fireplace with ornate surround and hearth, radiator, double glazed window to the front elevation, power points, ceiling rose.

Bedroom 1 (11' 02" x 8' 04") or (3.40m x 2.54m)

excluding recess
Double glazed window to the front elevation with radiator beneath and power points.

Kitchen (6' 05" x 12' 02") or (1.96m x 3.71m)

A neat arrangement of units in a matching design comprises a run of wall cupboards with a return work top surface beneath, base cupboards and drawers, fitted single bowl single drainer sink unit with mixer tap, 4 ring gas hob with oven beneath and canopy extractor above (not tested), radiator to one side. Wall mounted Vaillant Gas boiler serving central heating and domestic hot water supply. Double glazed window with outlook on to the garden, double glazed and panel door leading out on to the rear garden plot.

Bedroom 2 (9' 04" x 10' 09") or (2.84m x 3.28m)

Large double glazed window to the rear elevation with an aspect of gardens, radiator and power points.

Bedroom 3 (8' 02" x 8' 04") or (2.49m x 2.54m)

Dual aspect with windows to the front and side elevations, radiator large bulkhead storage cupboard.





Shower Room (4' 04" x 5' 08") or (1.32m x 1.73m)

Comprises a shower cubicle with chrome fittings, low flush wc, corner wash hand basin with mixer tap with part tiled surrounds, double glazed replacement window to the rear elevation.

Outside

Front

The property has a flagstone terrace to the front which provides off street parking and there is a low level fence to the boundary. The property has a good side width where there is potential to add an extension subject to planning permission being obtained. Currently this is gated with a fence leading to the rear of the plot.

Rear Garden

Well stocked with a variety of very mature shrubs and evergreens providing all year round colour. cold water mains tap

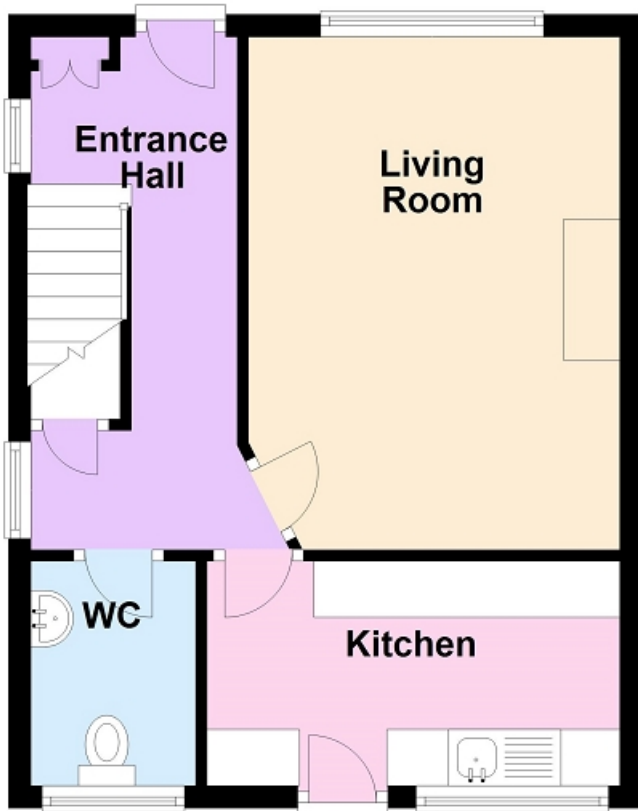


Local Authority & Council Tax Band

London Borough of Waltham Forest
Band D

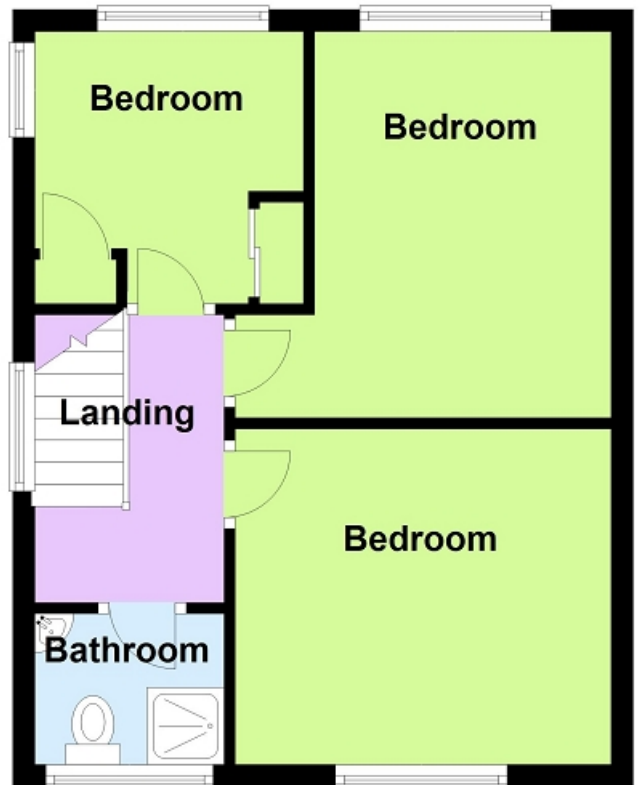
Ground Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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.

