

# McRae's



Guildford Road, Walthamstow. London. E17 4EA

Guide Price:  
£610,000 Freehold

“stunningly presented, much loved 3 bedroom mid terrace with an additional loft room and superb garden, situated in one of Walthamstow’s most popular and family friendly roads!”

hearth and surround... Perfect to get the family together in! Also included is a coved ceiling, a picture rail, a single radiator, a bright double glazed bay window to the front elevation, plus wooden flooring.

**Kitchen Dining Room: (11' 04" x 18' 07") or (3.45m x 5.66m)**

An eye catching multi pane wooden door allows you access to this amazingly designed open plan kitchen/diner, that offers fantastic views of the stunning rear garden as well as copious amounts of space to enjoy cooking, eating and family time! It's many appointments include a panelled ceiling with down lighters, plumbing provision for a washing machine, space for a dishwasher, a single sink unit with mixer tap and drainer, space for a fridge freezer, a single radiator to the side, ample drawer storage space, Karndean flooring and further space for a 6 ring range gas cooker with overhead extractor fan, plus electric oven beneath.

An elegant built in dresser sits to the side elevation, that's just ideal for displaying books, family photos and ornaments! There are also superb quartz worktops and a plethora of wall, base and pull out units that will easily accommodate the needs of a growing family! At the far end of the kitchen, there is also a useful integral storage cupboard that houses the boiler.

**First Floor Accommodation:**

**Landing: (7' 08" x 6' 04") or (2.34m x 1.93m)**

Stairs lead up to the first floor accommodation with neutral beige carpet underfoot and wooden panelled doors to each bedroom and bathroom off.

**Bedroom 1: (14' 03" x 9' 04") or (4.34m x 2.84m)**

A bright double glazed bay window with top casements to the front elevation allows plenty of sunshine and daylight to flood into this stylishly decorated double bedroom, with smart neutral beige carpet underfoot, a single radiator, and plenty of storage space hiding behind the large run of sliding mirrored wardrobes!

**Bedroom 2: (11' 05" x 10' 01") or (3.48m x 3.07m)**

This double bedroom comprises laminate style flooring, useful fitted sliding wardrobes to the side elevation, a picture rail, a single radiator and a double glazed casement window that invites stunning views overlooking the rear elevation!

**Bedroom 3: (7' 06" x 6' 07") or (2.29m x 2.01m)**

This lovely "box" bedroom currently used as a study/home office, includes neutral beige carpet underfoot, single radiator to the side, and a double glazed casement window to the front elevation.

**Bathroom: (7' 06" x 5' 04") or (2.29m x 1.63m)**

Access is via a wooden panelled door with a casement to the top, entering into: a pull cord light switch, a wall mounted heated towel rail, tiled flooring underfoot, a panelled ceiling with down lighters and air vent, frosted double glazed casement window to the rear elevation, part tiled walls, a low flush WC, a pedestal wash basin with mixer tap, a handy wall mounted mirrored vanity unit, a white panel bath, with mixer tap and overhead shower attachment.

**EPC: D - Council Tax Band: D**

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**Entrance:**

On the approach, a low built brick wall invites you into this attractively designed front garden that offers you plenty of opportunity to decorate the various planting spaces! This area then leads to a step up to the unusual and ornate front door, that gives you a warm welcome inside!

**Reception Hall: (11' 04" x 5' 04") or (3.45m x 1.63m)**

An unusual wooden front door with casement windows to the top and side, coupled with a truly ornate stain glass design inset that opens into the hallway with a dado rail, a single radiator, stairs to the the first floor, multipane doors to the kitchen and lounge off, plus an understairs cupboard that houses the gas and electric meters.

**Lounge: (14' 04" x 12' 03") or (4.37m x 3.73m)**

A beautiful multi pane door invites you into a charmingly elegant lounge, decorated with warm tones, and an attractive feature fireplace that incorporates wooden logs together with a marble

## 2nd Floor Accommodation:

### Landing: (7' 07" x 6' 02") or (2.31m x 1.88m)

With neutral beige carpet laid underfoot, there are carpeted stairs rising to the second floor loft room plus a single panel frosted window to the front elevation.

### Loft Room: (12' 07" x 16' 06") or (3.84m x 5.03m)

This stylish and versatile second floor loft room has the potential for many different uses! Although currently used as a bedroom, it could easily be transformed into a study/home office or a hobby/exercise room! It also includes a wooden door opening into a laminate style flooring, double glazed velux windows to the front and rear elevations, plenty of eaves storage space on either side, as well as a double radiator!

### Rear Garden:

Beautiful patio doors from the dining area open out into this delightfully picturesque garden! As you step out, there is a family sized patio area that's absolutely ideal for entertaining, relaxation as well as some summer al fresco dining!

At an approximate length of 99ft, this superb garden includes a water tap, a useful wooden storage unit to the left side, a well kept lawn with concrete stepping stones and planted curved borders to the right side. Further down, there is a low built wrought iron fence, together with an iron arch leading through to a concrete pathway and two large wooden built planting boxes (ideal for vegetable growing!). Another lawn sits to the side of this area, plus there is a versatile "tucked away" decked area that could be used for eating/relaxation or even a spot of yoga!

### Wooden Shed

At the rear of the garden, there is a large wooden built shed measuring 8'5 x 12'8, with single pane windows to the front elevation (fully power connected) situated next to a handy wooden storage unit (Perfect for garden tools and toys!)



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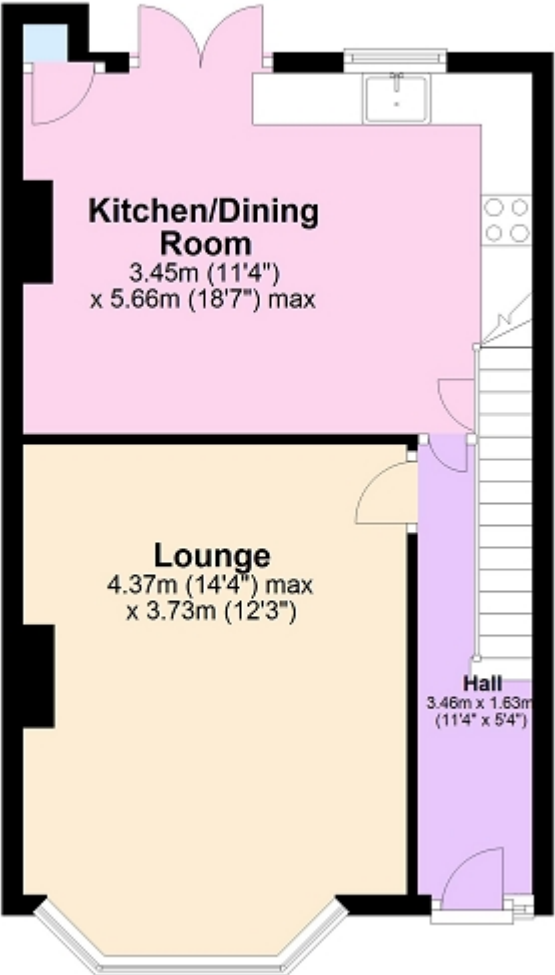






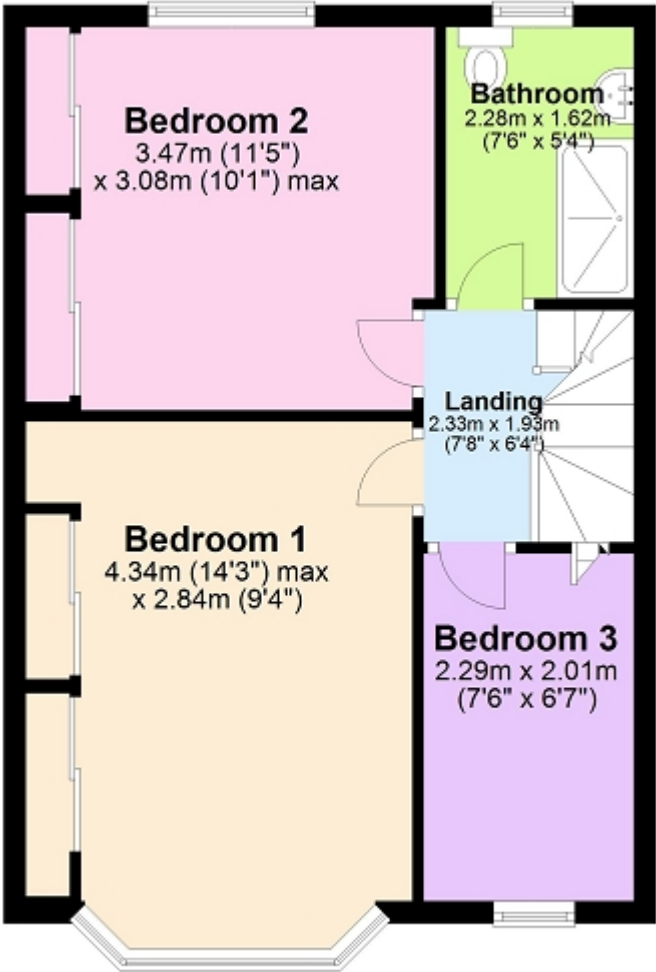
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### Ground Floor

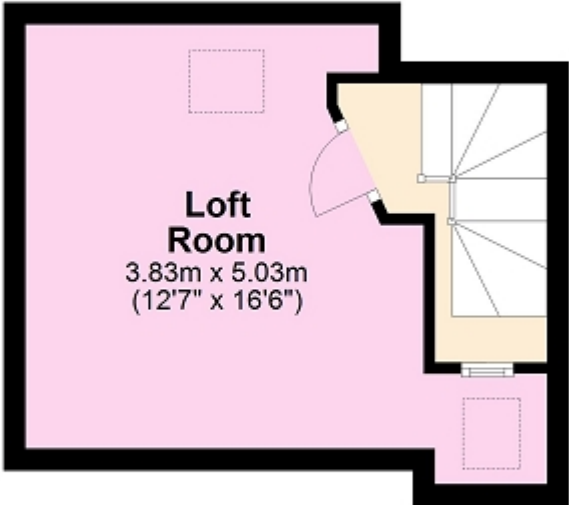


This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

### First Floor



### Second Floor



# McRae's

## McRae's Property Services

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC England & Wales		

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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