

McRae's



Abbots Crescent, Highams Park, London. E4 9SA

Guide Price:
£875,000 Freehold

Immaculate Extended, Family House

4 Or 5 Bedrooms... Backing On To Open
Sports Field

Entrance:

Arched recess storm porch with Veka Composite door, leaded light stained glass insets and side casements opening to:-

Reception Hall: (12' 08" x 5' 09") or (3.86m x 1.75m)

A central hallway, easy rise stairs to first floor accommodation, wall mounted central heating thermostat control, laminate style flooring, ceiling coving, stairway utility/storage cupboard, panelled doors provide access to lounge, study area and home office/bedroom 5.

Home Office/Bedroom 5: (14' 09" x 6' 04") or (4.50m x 1.93m)

A really versatile room with plenty of space, includes a double glazed leaded light window to front elevation, radiator, power points, fitted corner cupboard, which houses a Worcester Bosch gas boiler serving central and domestic hot water supply.

Lounge Dining Room: (26' 0" Max x 11' 09") or (7.92m Max x 3.58m)

An attractive bay fronted living room having double glazed leaded light casement windows, shaped radiator beneath, power points, ceiling coving, centrally sited focal point fireplace with inset gas

stone effect fire and being a very attractive feature. Open plan to:-

Dining Area:

Radiator, power points, ceiling coving, small pane style double doors with side and top casements open to breakfast area.

Dining Area:

Study Area: (8' 02" x 7' 0") or (2.49m x 2.13m)

Power points, laminate style flooring, opening to kitchen/breakfast room and panelled door to:-

Ground Floor W.C.: (3' 06" x 6' 04") or (1.07m x 1.93m)

Fully tiled, comprising a low flush W.C., vanity wash hand basin with mixer tap and storage beneath, radiator, double glazed leaded light style window to side elevation.

Kitchen Breakfast Room: (14' 0" Max x 24' 02") or (4.27m Max x 7.37m)

Of excellent size with plenty of family space comprising:-

Kitchen Area:

Modern fitted workspace with some Bosch appliances. Includes return worktop surface to the rear elevation within which is a 1 & qtr bowl single drainer sink unit with mixer tap, a range of base cupboards and drawers, plumbing/provision for automatic washing machine and dishwasher, fitted four ring gas hob, canopy style extractor fan above and oven beneath (untested), recess space for fridge freezer, laminate style flooring, plenty of power points, ceiling down lighters, double glazed leaded light window to rear elevation with aspect of

garden. Open plan to:-

Breakfast Area:

Leaded light double glazed French doors with side casements open to the rear elevation and provide access to the patio. Radiator, power points, laminate style flooring, ceiling down lighters.

Landing: (8' 03" x 7' 10") or (2.51m x 2.39m)

A turning staircase rising to second floor accommodation, double glazed window to side elevation, power points, panelled doors provide access to each first floor room off.

Bedroom 2: (14' 02" Max x 11' 03" x 9' 3" Min) or (4.32m Max x 3.43m x 2.82m Min)

including wardrobes

A distinctive bay fronted double bedroom, well fitted with floor to ceiling wardrobe cupboards to one side, a wide bay fronted elevation with double glazed leaded light style casements and an attractive open view towards the crescent. Shaped single panel radiator beneath, power points, laminate style flooring.

Bedroom 3: (11' 06" x 9' 08") or (3.51m x 2.95m)

Another good double room with lovely open views across private sports fields to the rear from the double glazed leaded light window, power points, radiator.

Bedroom 4: (8' 04" x 6' 03") or (2.54m x 1.91m)

Double glazed leaded light casement window to front elevation with aspect of the crescent, radiator, power points, laminate style flooring.

Family Bathroom: (7' 08" x 6' 0") or (2.34m x 1.83m)

Well presented and a very good size, includes a shower end style panel enclosed bath with a central chrome mixer tap, wall mounted electric shower with fittings and a shower screen. Flooring and walls are tiled, a range of ceiling down lighters, built in unit includes back to wall wc, wash hand basin with mixer tap, storage cupboard beneath and to the side, chrome upright ladder style radiator towel rail, double glazed leaded light window to rear elevation.

2nd Floor Landing: (3' 0" x 2' 07") or (0.91m x 0.79m)

A return staircase rising from the first floor accommodation provides access to a well lit landing area having a roof Velux style window above, door to:-

Master Bedroom: (16' 0" x 12' 02") or (4.88m x 3.71m)

A lovely bright main bedroom or possibly guest room with two Velux style roof windows to the front and one roof window to the rear elevation, which has outstanding views over a private sports fields and beyond! A range of recess storage area space on two sides, power points, radiator, ceiling down lighters.

Outside:

Front Garden: Laid out with a brick pavia drive, which provides off road parking for two vehicles and to either side, hedging and a well stocked shrub bed.

Rear Garden: A shaped pavia style patio terrace, ideal for summer entertaining, which opens up to the remainder of the plot being laid out to lawn leading to the rear boundary where there is a further terrace area and hard standing suitable for a greenhouse/shed. The garden is well stocked with a variety of mature shrubs and the private sports field to the rear provides an open aspect, which is screened by mature poplars. Outside cold water mains tap, external light connected.



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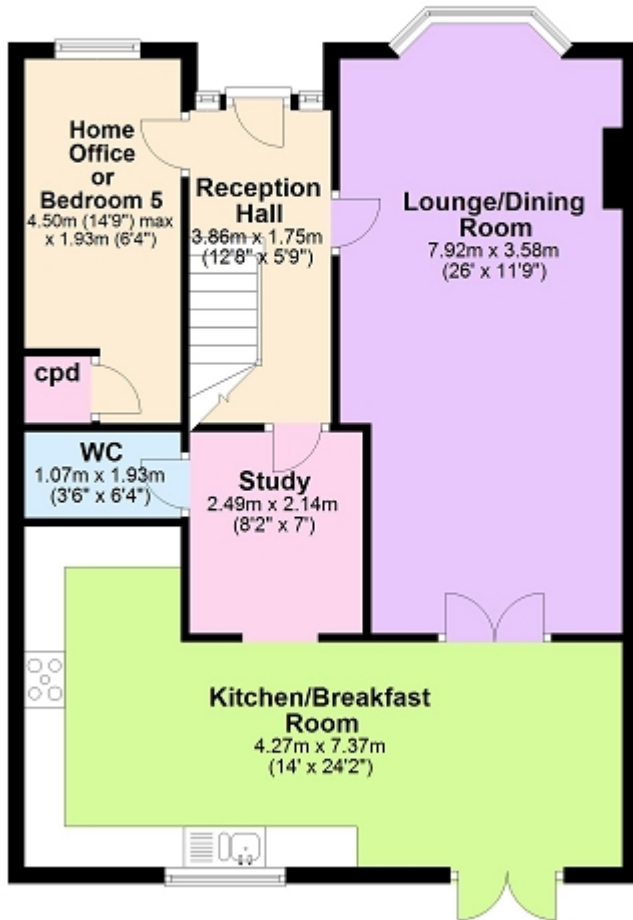




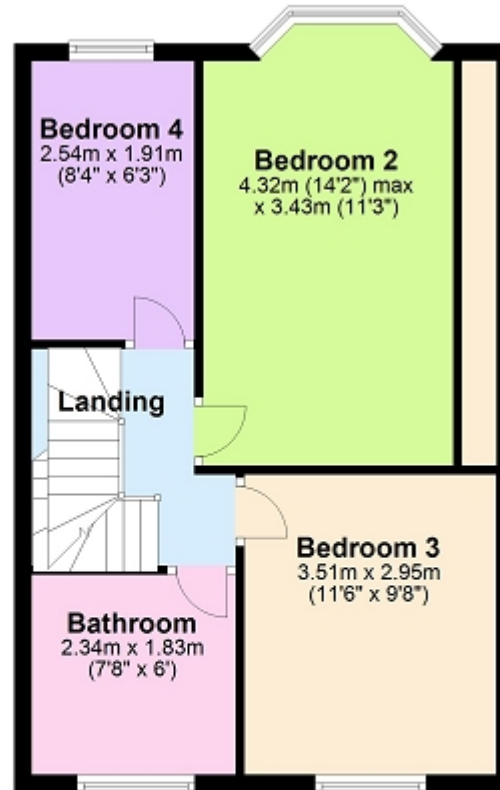


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Ground Floor



First Floor



Second Floor



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

McRae's

McRae's Property Services

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(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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