

McRae's

31 Castle Avenue, Highams Park, London. E4 9PY

First Floor 2 Bed Flat With Garage & No Chain!



Guide Price £348,000 Share of Freehold

Situated in one of Highams Parks most sought after tree lined Avenue's, we are delighted to offer this spacious, first floor 2 bedroom apartment! Whilst the property does require some modernisation, it is absolutely ideal for a first time purchase or a buy to let investment. The accommodation comprises a communal entrance and lobby area with security entryphone, a hallway, fitted kitchen, a bright lounge with a balcony to enjoy, plus two bedrooms together with a decent sized bathroom. The property also benefits from no onward chain, well maintained communal gardens, as well as having the added bonus of a useful garage at the rear, for parking or storage purposes! This flat is situated in the heart of the village, with handy access to local shops, restaurants and schools, as well as Highams Park Mainline Overground Train Station (Approx 20 mins into London Liverpool Street). Call now to book an appointment to view!

Communal Entrance

This stunning purpose built block offers communal gardens to the front and rear, with steps leading up to the side access door, concealed wall mounted electric meter cupboard and security entryphone. Stairs rise to the first floor apartment.

Reception Hall (9' 06" x 7' 02") or (2.90m x 2.18m)

Door to reception hall comprising laminate flooring, wall mounted security entryphone, central heating thermostat, single radiator to the side, two storage cupboards, one of which houses the boiler, the other has top box storage above. Access to each room off.

Inner Hall (16' 01" x 2' 07") or (4.90m x 0.79m)

Kitchen (7' 01" x 9' 05") or (2.16m x 2.87m)

Part tiled walls, coved ceiling, double glazed window with casement to the side elevation, ample work top space, a single sink unit with mixer tap and drainer unit, a selection of wall and base units, with plenty of drawer space. Plumbing provision and space for a washing machine, space for a fridge freezer and electric cooker with oven and grill beneath, overhead extractor fan, wall mounted central heating and hot water thermostat plus an air vent.

Bathroom (5' 05" x 9' 06") or (1.65m x 2.90m)

Wooden panel door opening to tiled flooring, double glazed, frosted window to the side elevation with top casement, single radiator, pull cord light switch, pedestal wash hand basin with single taps, part tiled walls, low flush W.C., coved ceiling, tiled bath unit with separate taps and tiled shelving.

Bedroom 1 (13' 02" x 12' 06") or (4.01m x 3.81m)

Wooden door opening to laminate flooring, double glazed window to the front elevation with side casements and single radiator beneath, built in fitted wardrobes and a coved ceiling.

Bedroom 2 (9' 05" x 9' 06") or (2.87m x 2.90m)

Wooden panel door leading to laminate flooring, coved ceiling, double glazed window with top casement to the side elevation and a single radiator.

Lounge (20' 01" x 10' 09") or (6.12m x 3.28m)

Wooden door leading to laminate flooring, coved ceiling, three single radiators, double glazed window to front elevation with top casements and a double glazed door that opens out onto the first floor balcony, that provides the perfect place to get some fresh air and to enjoy the picturesque view overlooking Castle Avenue!

Communal Gardens

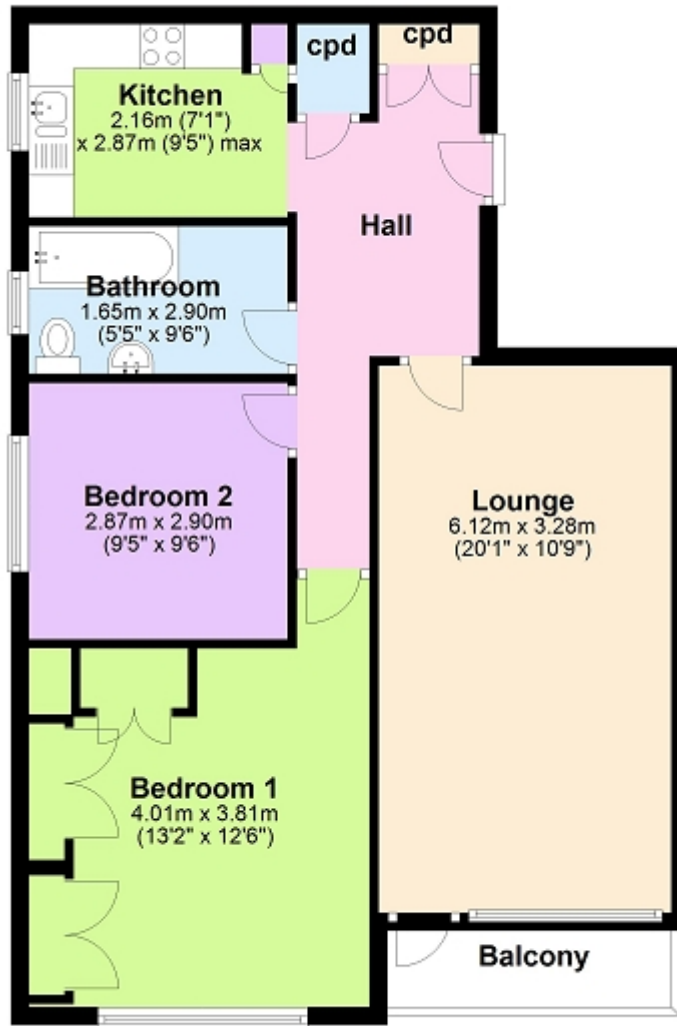
Delightful area of outside space, with well maintained lawns, and vehicular access either side of the development leading to a SINGLE GARAGE EN-BLOC up and over at the rear!

Entrance Hall

Door to reception hall comprising laminate flooring, wall mounted security entryphone, central heating thermostat, single radiator to the side, two storage cupboards, one of which houses the boiler, the other has top box storage above. Access to each room off.



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(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.

