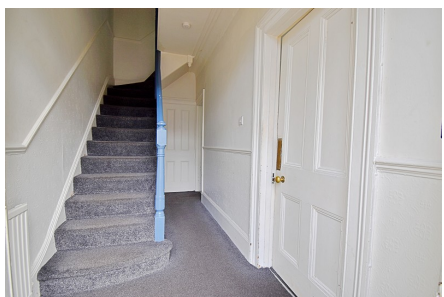


# McRae's

Silverdale Road, Highams Park, E4 9PN

A Lovely Red Brick Double Bay Terrace House  
Probably Dating From The Victorian Period  
Updated, But Now Requiring Further Refurbishment



**Guide Price £649,995 Freehold**

## *A Handsome Looking Period House...*

### *...Highly Regarded Setting Close To Village Centre*

A splendid, probably late 19th Century, centre terrace house, in past years updated, but now requiring further refurbishment and modernisation to exploit the undoubted potential the property offers! Externally the distinctive red brick double bay facade retains much of its original architectural detailing, whilst the interior includes a largely traditional layout of accommodation, tall ceilings, high skirtings in places, together with some nice cornices and feature fire surrounds. The ground floor includes a hall, bay fronted sitting room and open plan kitchen dining room with access to a utility. The first floor includes 3 bedrooms and a modern bathroom wc. It is worth mentioning the potential to extend in the loft subject to the necessary local authority planning permissions being granted. The property is offered with **NO ONWARD CHAIN**. The location couldn't be more convenient! Within a few minutes walk is Highams Park Village Centre, highly prized rail crossing and Signal Box, and a sizeable Tesco store meeting everyone's shopping needs. There is a vibrant range of Cafes, restaurants and eateries, excellent sought after schooling, and the mainline station offers a 20 minute or so journey to London's Liverpool St., station. **EPC: D - Council Tax Band: C**

#### **Entrance**

Set behind a brick walling to the front boundary, an attractive mosaic pathway leads to a traditional arched entrance with fluted column pilasters either side and scrolled architecture above - popular in the 19th Century.

#### **Hallway (14' 03" x 5' 02") or (4.34m x 1.57m)**

Excellent ceiling height with coved cornice, single radiator, central heating thermostat, dado rail, understairs cupboard that is ideal for utility storage as well as housing the gas and electric meters.

#### **Lounge (13' 05" x 11' 09") or (4.09m x 3.58m)**

Classic bay fronted living room with high skirtings, coving and tall ceilings. Lovely bay to the front elevation which is double glazed, radiator beneath, a fireplace to one side (not live), panel door to hall. There is the potential here to open up the dividing wall to the separate dining room.

#### **Kitchen Dining Room (9' 08" x 17' 06") or (2.95m x 5.33m)**

##### **Kitchen Area**

Neatly arranged using the space well, includes return worktop surface with base cupboards and drawers under together with wall cupboards in a matching finish. Single drainer sink unit, Appliances include a 4- burner hob, oven beneath, extractor fan above (not tested). Ceiling downlighters, double glazed window to rear elevation, door opens up to the rear garden.

##### **Dining Area**

Open plan from the kitchen, fireplace to the flank wall (not live), built in glazed display cupboard to one side, dado rail, and door to utility room.

#### **Utility Room(5' 01" x 6' 03") or (1.55m x 1.91m)**

A useful addition to the accommodation with the potential

exploit further - possibly creating a shower room wc? Presently includes windows on two sides, door to garden fitted sink unit, plumbing and provision for washing machine, wall mounted gas boiler.

#### **Landing(6' 09" x 7' 02") or (2.06m x 2.18m)**

Return staircase from the ground floor, opens up to the landing with access to each bedroom leading off. There is a loft hatch and its worth noting a good turning space allowing the potential to consider a loft extension subject to the necessary planning approvals from the local authority.

#### **Bathroom(6' 04" x 7' 01") or (1.93m x 2.16m)**

Modern fittings, with a white 3 piece suite comprising panel bath, fitted shower screen, low flush wc, pedestal wash hand basin, double glazed window to rear elevation, part tiled walls, feature "borrowed light" window from landing.

#### **Bedroom 1(13' 06" x 9' 08") or (4.11m x 2.95m)**

Wooden panel door with borrowed light above, double radiator, nice feature fire surround (not live), fitted cupboard to one side, double glazed bay windows to the front elevation.

#### **Bedroom 2(9' 08" x 9' 08") or (2.95m x 2.95m)**

Double glazed window to the rear elevation, built-in storage cupboard, double radiator and a feature fireplace surround.

#### **Bedroom 3(6' 08" x 7' 02") or (2.03m x 2.18m)**

Panelled door with borrowed light above, double radiator, double glazed window to the front elevation.

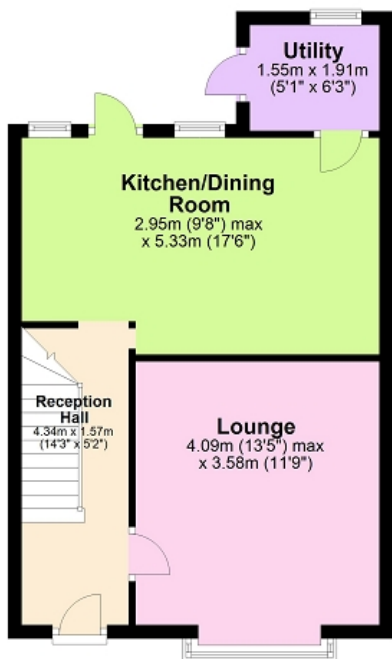
#### **Rear Garden**

About 42ft in depth and offering huge potential! This decent sized rear garden already includes a patio hardstanding.

London Borough of Waltham Forest - Band C - Please note this is a Controlled Parking Zone (CPZ) Monday - Friday 8.00am - 6.30pm



### Ground Floor



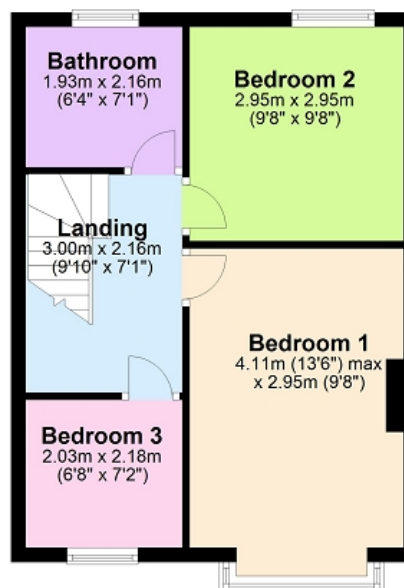
This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 89        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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.

### First Floor



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.

