

McRae's

Hale End Road, Highams Park, E4 9PB

A Distinctive Looking
Double Bay Period House
Ready For Further Updating!



Guide Price £679,995 Freehold

Occupying an enclosed "Corner Plot" location, just a minutes walk of Highams Park Village Centre. this character property offers much potential inside and out for further development, improvement and extending - subject to local authority permissions being obtained!

The house has a classic and attractive appearance, red brick, part rendered exterior with decorative detail, together with a typically spacious interior layout, decent size rear garden with garage space.

Entrance

Setback from the road, and approached across a brick pavia path, leading to a panelled entrance door, with small glazed inset and "Overhang canopy porch. above.

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

A spacious reception area, return staircase, rises to the first floor accommodation, 9ft 5 ceiling height with coving, a large single radiator to one side, a dado rail, two wall light points. Useful stairway storage cupboard with access to main reception room, and kitchen breakfast room.

Lounge Dining Area (27' 08" x 13' 04" x 10' 07") or (8.43m x 4.06m x 3.23m)

Lounge area
Wide, double glazed bay to the front elevation with shaped, single radiator beneath. Two wall light points, focal point fireplace (not Live), open plan to:

Dining area:
Large picture window to the rear elevation with radiator beneath.

Breakfast Room (13' 08" x 6' 08") or (4.17m x 2.03m)

Window to the side elevation, radiator, fitted storage cupboards with an archway divide to:

Kitchen (9' 08" x 7' 09") or (2.95m x 2.36m)

Windows to the rear and side elevation, including a door to the rear garden. Fitted wall and base cupboards, single drainer sink unit, wall mounted boiler and ceiling down lighters.

Landing (9' 02" x 6' 09") or (2.79m x 2.06m)

A nice size, approached from a return staircase which includes a half landing, wall light point, dado rail, good ceiling height and panel doors provide access to each first floor room.

Bathroom (6' 06" x 6' 09") or (1.98m x 2.06m)

Comprising a panelled bath, twin taps, electric shower (not tested), pedestal wash hand basin, twin taps, low flush W.C., radiator, part tiled walls, ceiling down lighters, window to rear elevation and hatch to loft space.



Bedroom 1(14' 07" x 11' 02") or (4.45m x 3.40m)

into fire breast recess
Lovely wide bay to front elevation, which is double glazed and has a shaped, single panel radiator beneath, coved ceiling and fitted single wardrobe with mirror fronted door.

Bathroom 2(12' 04" x 11' 02") or (3.76m x 3.40m)

A large double bedroom, radiator, wardrobe cupboards and window to rear elevation that overlooks the garden.

Bedroom 3(9' 03" x 7' 02") or (2.82m x 2.18m)

Double glazed window to front elevation.

Outside

Rear garden:

A manageable size, east Facing, includes flagstone patio terrace, cold water mains tap, side gate onto Vincent Road, with the remainder of the plot lawned. Access to Garage/Store.

Front garden:

Easy to maintain, low-level wall to front boundary, with brick pavia terrace inset.

Garage:

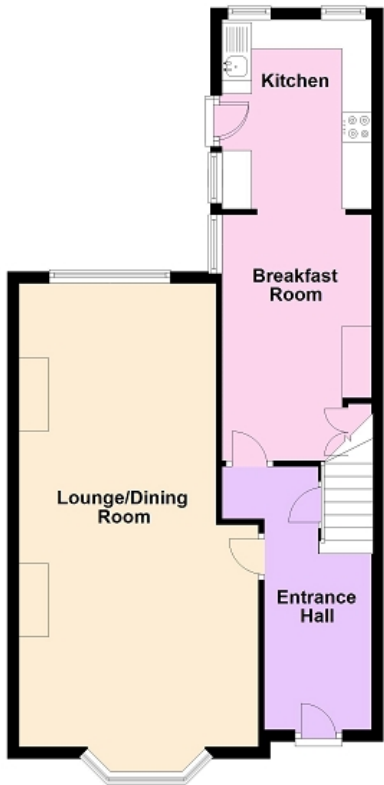
Presently used for storage, with drop kerb access onto Vincent Road.

Local Authority & Council Tax Band

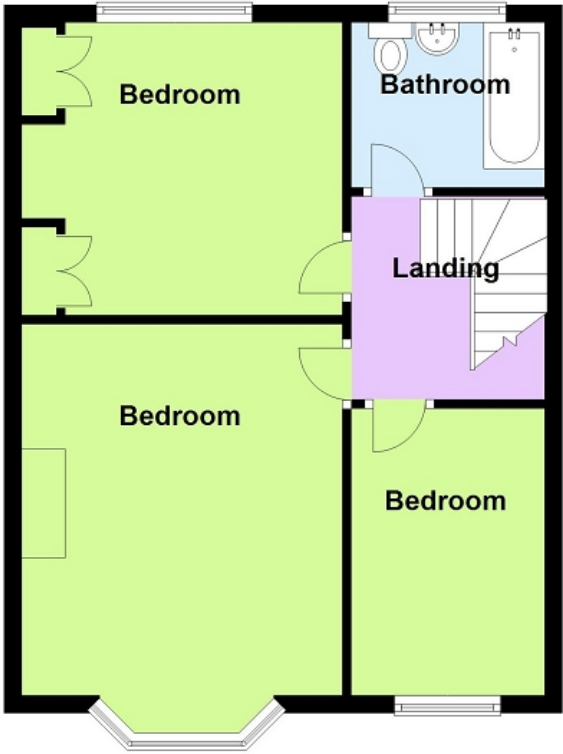
London Borough of Waltham Forest Band D



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(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 take 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.

