

McRae's



Richmond Avenue, Highams Park . E4 9RR

Guide Price:
£799,995 Freehold

4 Bedrooms, Extended Family House

Large Secluded Gardens

Highly Desirable Setting

An originally "purpose built" 4 BEDROOM

FAMILY HOUSE dating from the 1930s

period, in past years extended to the ground

floor, yet still offering scope for further

development, subject to Local Authority

Approval! Fronting this well established and

sought after location, the property includes, a

central hall, bay fronted sitting room, separate

dining room, good size kitchen, utility room and

cloakroom w/c to the ground floor. Whilst in

addition to the bedrooms on the first floor there

is a bathroom and separate w/c. Outside

includes "Off Street Parking", a large attached

garage together with a lovely "Child

Friendly"wide secluded garden plot! In close

walking distance is Highams Park Village

Centre with a varied cuisine of restaurants

suiting all tastes, Cafes, together with shopping

facilities meeting every need! The overground

railway station travels via Walthamstow Central

- with it's link to the Victoria Line underground

- through to London Liverpool St. providing

quick and easy access to the vibrant West End

and all the City has to offer in approximately 20

minutes. Highams Park offers some of the best

schools in the Borough, with Handsworth

Primary, and Highams Park Secondary School

is also close at hand, together with Selwyn

Primary School which is rated "Outstanding"

by Ofsted! If you are looking for something

more sedate, being on the edge of Epping

Forest and right on the doorstep there are some

fantastic walks in Highams Park - stretching

over some 28 acres, including Highams Park

Lake which is one of the largest stretches of

water in Epping Forest! AGENTS NOTE: The

Sale of this Property is Subject to Grant of

Probate

Entrance:

Set back from Richmond Avenue, the house is approached through a double gated driveway leading to an enclosed porch to the side of the property.

Entrance Porch:

Double glazed door and casements to either side, door to:

Hallway: (5' 06" x 11' 0") or (1.68m x 3.35m)

A nice central hallway with reception rooms leading off "front and back", staircase rising to first floor accommodation, double radiator to one side, access to kitchen.

Lounge: (13' 06" x 20' 0") or (4.11m x 6.10m)

A super "bright family lounge", being dual aspect and offering plenty of space with a wide bay to the front elevation, double glazed, radiator beneath, further windows to front and side, ceiling coving, space for dining.

Living Dining Room: (15' 02" x 12' 06") or (4.62m x 3.81m)

A sizeable reception room, includes a bay to the rear elevation, double glazed with outlook on to rear garden, feature wood over mantle to side fire breast, radiator, useful under stairs storage cupboard.

Kitchen: (11' 02" x 8' 02") or (3.40m x 2.49m)

Range of wall and base units in a matching design with return worktop space, one and quarter bowl sink unit with mixer tap and drainer, electric hob, eye level double oven (not tested), cupboard concealing boiler, double glazed window with an outlook over the gardens. Opening to:

Utility Room: (7' 09" x 7' 03") or (2.36m x 2.21m)

Wall and base units in a matching design, plumbing for washing machine, space for tumble dryer and fridge freezer, integral door to garage, door to rear garden with double glazed window to side.

Downstairs WC:(2' 06" x 6' 06") or (0.76m x 1.98m)

Low flush wc, radiator. Window to front elevation

FIRST FLOOR ACCOMMODATION

Landing:(7' 07" x 13' 06") or (2.31m x 4.11m)

A wide landing area with panel doors providing access to each first floor room, fitted cupboard, trap to loft space.

AGENTS NOTE: it is worth pointing out the landing area offers plenty of space for a return staircase rising to the potential for a loft development. This is of course subject to local authority planning approval being granted.

Bedroom 1:(14' 0" x 11' 06") or (4.27m x 3.51m)

into Bay

Spacious bay to front elevation affording plenty of natural light, double glazed with radiator beneath. Picture rail.

Bedroom 2:(10' 03" x 12' 01") or (3.12m x 3.68m)

Another good size bedroom, double glazed window overlooking rear garden, arrangement of fitted wardrobes, floor to ceiling design. Radiator.

Bedroom 3:(10' 03" x 8' 02") or (3.12m x 2.49m)

A dual aspect room, with oriel style bay to the front elevation.

Bedroom 4:(9' 02" x 9' 04") or (2.79m x 2.84m)

Bright dual aspect having oriel bays to both front and side elevation.

Separate WC: (2' 05" x 4' 05") or (0.74m x 1.35m)

Small window, low flush wc, part tiled surrounds.

Bathroom: (4' 09" x 5' 04") or (1.45m x 1.63m)

Part tiled walls, panel bath, vanity wash hand basin, radiator, window.

Garage: (19' 04" x 10' 04" Max) or (5.89m x 3.15m Max)

Electric Roller door, power & light, workshop area to rear, and access to garden.

Front Garden:

Low level walling with wrought detailing to front elevation, double gates open to off road parking and to one side flower/shrub beds.

Rear Garden:

A brilliant "child friendly" enclosed rear garden plot, with shaped patio terrace, excellent expanse of lawn, together with mature borders, shrubs & established trees.



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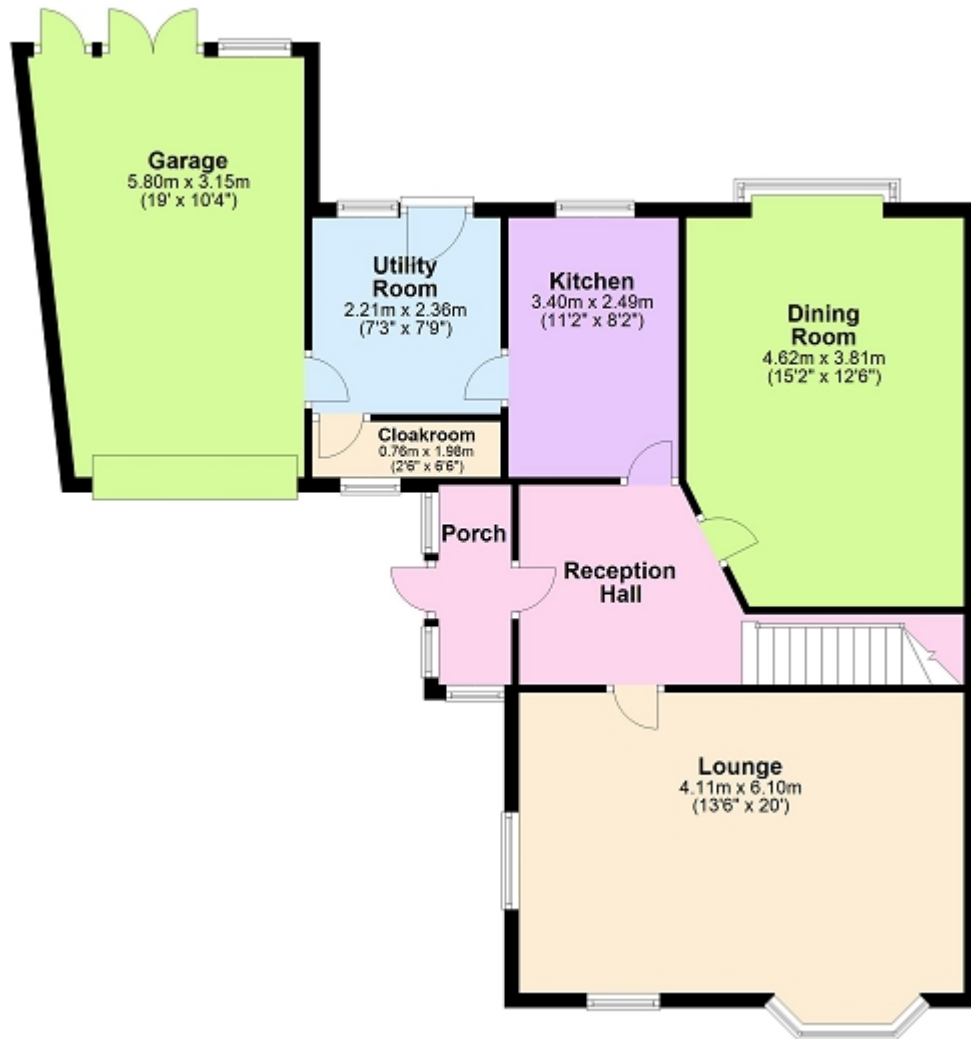
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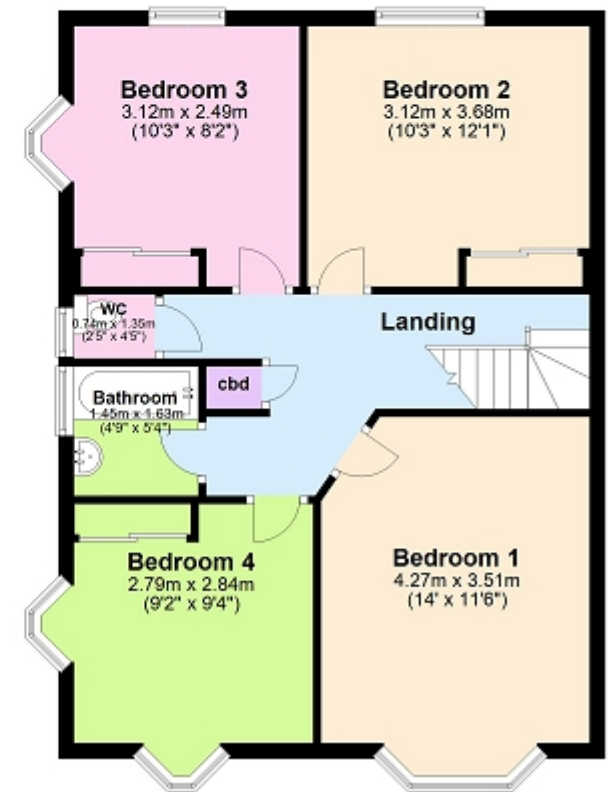
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Ground Floor



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

First Floor



Floorplans are for guidance only and are not to scale

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McRae's Property Services

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.



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.