

# McRae's



Sheredan Road, Highams Park E4 9RW

Guide Price:  
£850,000 Freehold

**A Substantial Semi Detached House  
Highly Desirable Setting Close To Forest  
& Highams Park Lake With  
Considerable Potential In One of the  
Best Local Spots...** Occupying a wonderfully convenient location, just a short walk from parkland, forest walks and Highams Park Lake, this SIZEABLE SEMI DETACHED FAMILY HOUSE, available with NO ONWARD CHAIN, is ready for improvement, updating and extending, subject to local authority planning approval. An attractive and distinctive 1930s bay fronted design, the house itself is typically spacious with an internal layout which includes, some pleasing character features, including good ceiling heights, exposed wood floorboards and two excellent separate reception rooms, a spacious reception hall, kitchen, utility, cloakroom wc, all to the ground floor, whilst the first floor features three bedrooms and

bathroom wc. Front and rear gardens are of good size, and well established and to one side a driveway serves an attached garage.

The property has undoubted further potential to enlarge, both to the side elevation and loft space. Considered "The Best Side of Town" the setting couldn't be more convenient!

Within walking distance is Highams Park Village Centre with its iconic level crossing, vibrant Cafes, bars and restaurants together with a mainline rail service linking London Liverpool St., Walthamstow Central and the Victoria Line. The Village also features a large Tesco store and a variety of independent retailers meeting every day needs. Much sought after local schools are also close at hand.

**Entrance:**

Set back from Sheredan Road the property is approached across a small front garden leading to a reception porch.

**Porch:**

With tiled floor, leaded light windows to front and side elevations, wood panel door with leaded light stained glass feature sides and tops Opens to:

**Reception Hall: (16' 04" x 6' 06") or (4.98m x 1.98m)**

Exposed wood floorboards, excellent ceiling height with cover cornice to one side and centre rose, return staircase rises to first floor accommodation, radiator to one side, stairway storage cupboard, panel doors lead off to each reception room and kitchen.

**Lounge: (15' 07" Max x 12' 07") or (4.75m Max x 3.84m)**

into Bay

A comfortable family living room with a wide bay to the front elevation, having leaded light tops, a radiator to one side, high skirting, exposed wood floorboards, ornate fire surround (fireplace not live), good ceiling height with cover cornice and centre rose.

**Dining Room: (12' 05" x 11' 04") or (3.78m x 3.45m)**

A bright room with a large aluminium framed patio door to the rear elevation, south east facing aspect across gardens, radiators either side, exposed wood floorboards, fire breast recess (not live), dado rail, coved cornice ceiling and centre rose.

**Kitchen: (11' 0" x 7' 08") or (3.35m x 2.34m)**

A good size! Range of base cupboards in a matching finish with worktops above, single drainer sink unit, space for fridge freezer, cooker etc. Good ceiling height, door to utility room, picture window to the rear elevation with aspect of gardens.

**Utility Room: (12' 03" Max x 8' 05" Max x 5' 6" Min) or (3.73m Max x 2.57m Max x 1.68m Min)**

Windows on two sides, door to garden, radiator, plumbing/provision for washing machine or dishwasher. Internal access to garage. Door to:

## **First Floor Accommodation:**

### **Landing:(11' 06" x 7' 07") or (3.51m x 2.31m)**

Exposed wood floorboards, panel door to each room leading off. trap to loft space, leaded light window to the side elevation.

### **Bedroom 1:(16' 0" x 9' 09" Min) or (4.88m x 2.97m Min)**

Lovely wide bay to the front elevation, with leaded light stained glass tops, shaped single radiator beneath, exposed wood floorboards, high skirting, fitted wardrobe cupboards.

### **Bedroom 2:(12' 04" x 9' 02" Min) or (3.76m x 2.79m Min)**

Window to the rear elevation with a secluded aspect over gardens, south east facing, radiator beneath, exposed wood floorboards, fitted wardrobe cupboards.

### **Bedroom 3:(8' 10" x 7' 06") or (2.69m x 2.29m)**

A feature arched leaded light stained glass window overlooking the front of the property with double radiator beneath, exposed wood floorboards, picture rail.

### **Bathroom: (9' 0" x 5' 02") or (2.74m x 1.57m)**

Comprises a white 2 piece suite with panel enclosed bath and shower mixer tap, pedestal and wash hand basin with mixer tap. Shelved storage cupboard housing Vaillant boiler serving central heating and domestic hot water supply. Frosted window to the rear elevation.

### **WC: (5' 02" x 2' 07") or (1.57m x 0.79m)**

Close coupled wc, frosted window to the rear elevation.

### **Rear Garden:**

A well established secluded plot, south east facing and includes a crazy paved shaped patio terrace off the house with pathway leading to one side and to the garden shed. The garden itself is laid out with lawn and to either side, a variety of shrubs,. There are two mature fruit trees.

### **Garage:**

Attached Garage to the side of the property.

### **Local Authority & Council Tax Band**



London Borough of Waltham Forest - Band E

**Sheredan Road, Highams Park . London. E4 9RW**



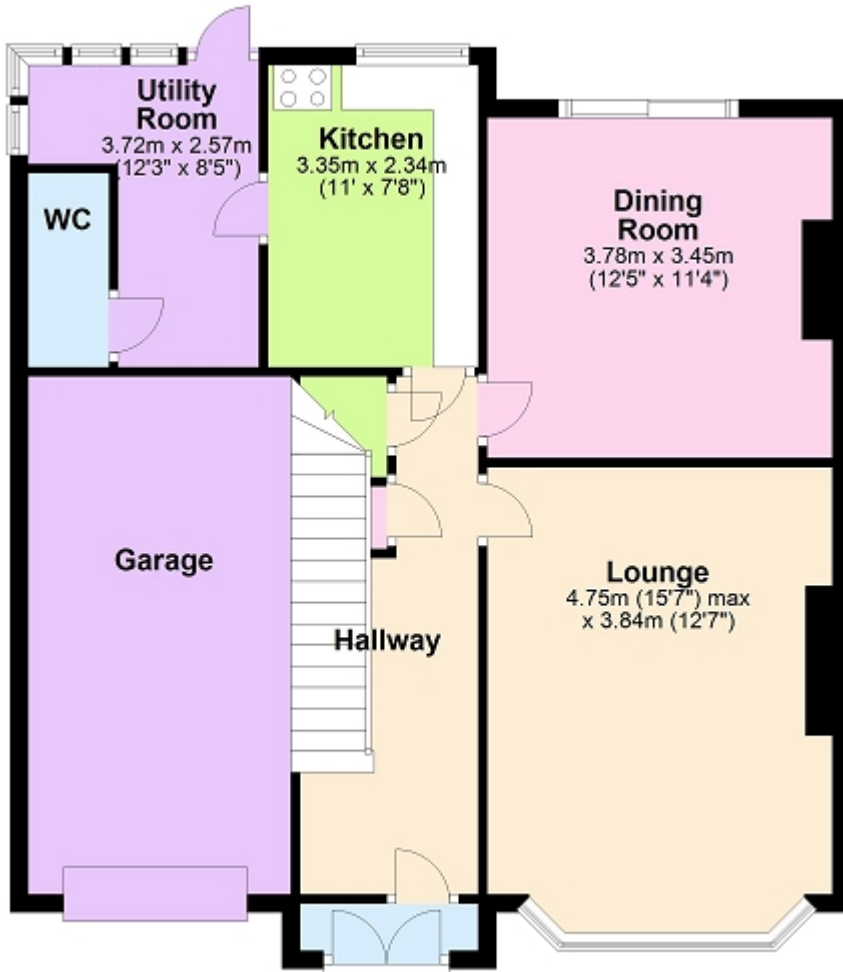




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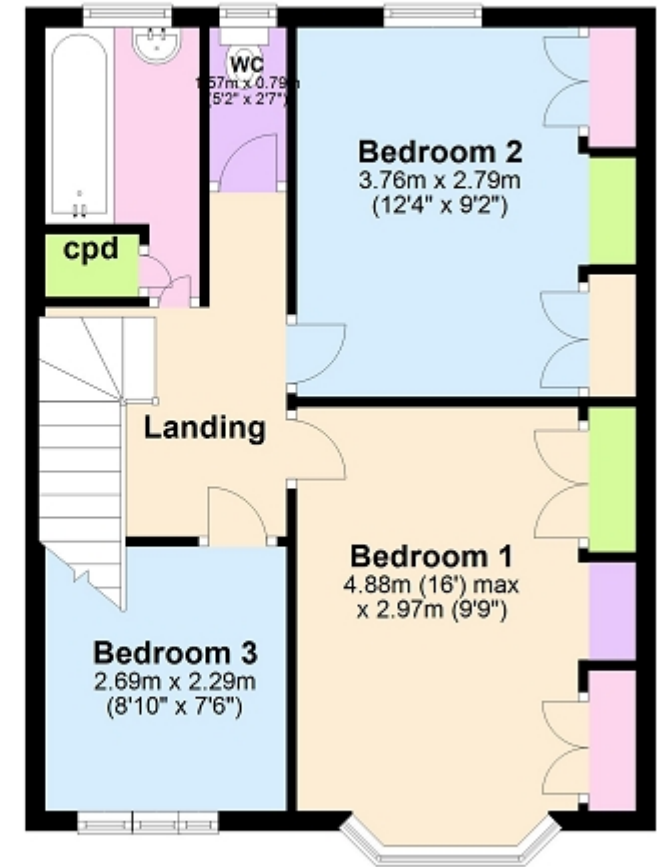
## Ground Floor

Approx. 81.6 sq. metres (877.9 sq. feet)



## First Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



Total area: approx. 131.7 sq. metres (1417.1 sq. feet)

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+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> <b>England, Scotland &amp; Wales</b>		
<small>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.</small>		



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