

# McRae's



Richmond Crescent, Highams Park E4 9RU

Guide Price:  
£615,000 Freehold



### *3 Bedroom Terrace House, with*

#### *Parking*

#### *Open Views, Backing Onto Sports*

#### *Ground*

#### *Offering Much Potential* Available for

viewing immediately - NO ONWARD

CHAIN - this 3 BEDROOM BAY

FRONTED MID TERRACE HOUSE Offers

an interesting opportunity, with much

potential, and space to extend, both to the rear

and loft ( subject to planning permission

being obtained )! The existing

accommodation includes, a reception hall,

bay-fronted lounge, separate, living dining

room & kitchen, whilst the first floor, features

3 bedrooms, and a shower room, WC. To the

front of the house, there is an off-road parking

space, and to the rear, an-established garden

backs onto an open sports ground! Highams

Park Centre is just a short walk away,  
including a mainline station, serving London,  
Liverpool Street.

#### **Entrance:**

Set back from Richmond Crescent the property is approached across a paved hardstanding leading to

#### **Porch:**

A double glazed entrance porch, a panelled entrance door with leaded light stained glass side features, casement top, opening to:

#### **Reception Hall: (14' 06" x 5' 07") or (4.42m x 1.70m)**

A nice reception area with exposed wood floorboards, radiator to one side, access to each reception room and kitchen lead off, useful stairway storage cupboard, stairs rise to first floor accommodation.

#### **Lounge: (13' 09" x 14' 02") or (4.19m x 4.32m)**

Lovely wide bay to the front elevation with casement windows, shaped single panel radiator beneath, power points, exposed stripped wood floorboards, feature fireplace, period style with hearth, grate, mantel (not live), picture rail.

#### **Kitchen: (11' 02" x 7' 03") or (3.40m x 2.21m)**

Fitted with units in a matching finish including worktops on two sides, base cupboards and drawers, fitted appliances include a 4 burner hob, oven beneath, extractor fan above (not tested), shelved pantry cupboard, boiler cupboard housing an Ideal Atlantic gas boiler serving heating system. Single drainer sink unit, plumbing/provision for washing

machine, integrated fridge and freezer, window and glazed door to rear elevation opens up on to terrace with verandah and garden.

#### **Dining Room: (14' 0" x 12' 05") or (4.27m x 3.78m)**

Feature fireplace, tiled surround and hearth, over mantel with mirror inset, bay to the rear elevation with glazed and panel double doors, side and top casements opening on to the verandah terrace and garden, radiator to one side, power points, exposed wood stripped floorboards.

#### **First Floor Accommodation:**

#### **Landing: (9' 09" x 8' 03" Max x 4' 0" Min) or (2.97m x 2.51m Max x 1.22m Min)**

Of good size with a hatch to the loft space, panel doors providing access to each first floor room, radiator to one side, two useful shelved storage cupboards

#### **Bedroom 1: (14' 04" x 11' 04") or (4.37m x 3.45m)**

A lovely west facing aspect having a wide bay to the front elevation and an outlook on to the Crescent. Beneath the bay there is a shaped single radiator, power points, picture rail, two storage cupboards, each with shelving and hanging space. Small inset tiled fireplace with mantel (not live).

#### **Bedroom 2: (12' 08" x 11' 06") or (3.86m x 3.51m)**

(Rear) Another brilliant double bedroom with double glazed windows to the rear elevation and a view over gardens to the sports field to the rear. Radiator, power points, fitted shelved cupboard, tiled fire surround and mantel (not live), picture rail.

**Bedroom 3: (8' 04" x 7' 05") or (2.54m x 2.26m)**

Oriel style bay window to front elevation, radiator beneath, power points, picture rail.

**Bathroom: (6' 02" x 8' 02") or (1.88m x 2.49m)**

A "Walk In" Shower cubicle with glazed side screen and tiled step, fitted chrome shower attachment, pedestal wash hand basin with twin taps, low flush wc, chrome upright ladder style radiator towel rail, part tiled walls, double glazed window to rear elevation, ceiling downlighters.

**Outside:**

**Rear Garden**

Depth a little over 50ft

A part covered verandah terrace immediately off the house. Here there is a cold water mains tap and power points (both not tested). The garden then opens up where there is a hardstanding for a shed, lawn, a pathway leading close to the rear boundary with borders planted with a variety of mature shrubs offering all year colour. Beyond the rear boundary is an open aspect over a sports field.

**Front Garden**

A dropped kerb provides a parking space on a stone hardstanding.

**Local Authority & Council Tax Band:**

London Borough of Waltham Forest  
Band D





## Richmond Crescent, Highams Park E4 9RU



McRae's



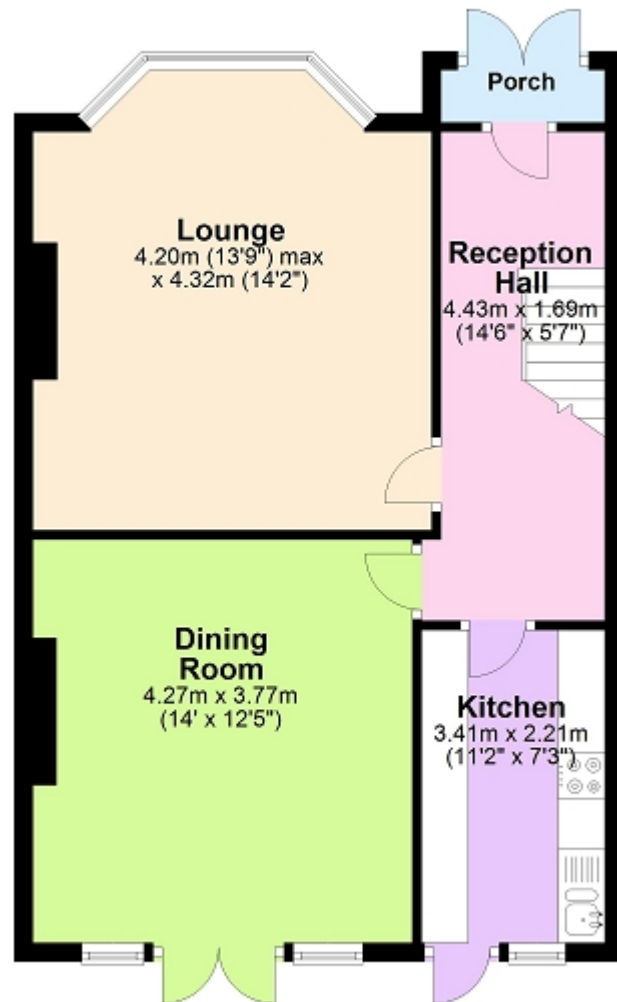






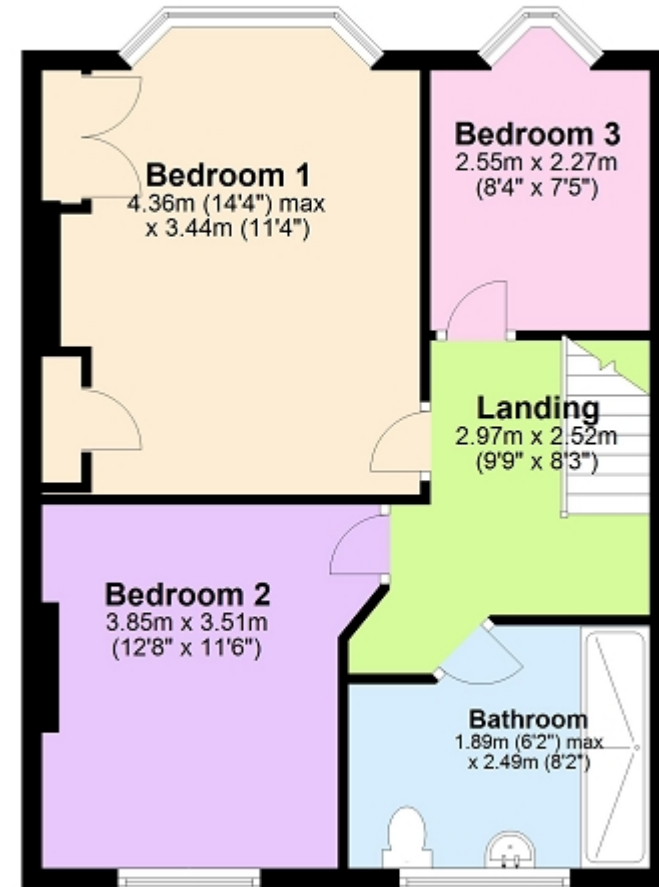
# Richmond Crescent, Highams Park E4 9RU

## Ground Floor



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

## First Floor





# McRae's

## McRae's Property Services

18 THE AVENUE  
HIGHAMS PARK  
LONDON E4 9LD  
TEL 020 8503 3336

www.mcraes.co.uk  
email:sales@mcraes.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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.