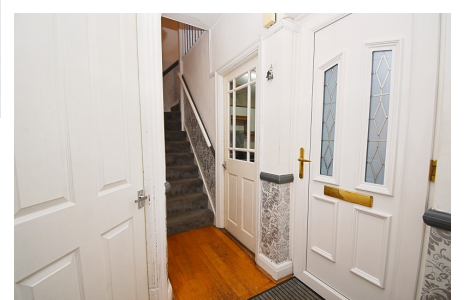


McRae's

Cavendish Road, Highams Park, E4 9NG

A DISTINCTIVE 3 BEDROOM SEMI DETACHED HOUSE
WITHIN A HIGHLY POPULAR LOCATION
ADVANTAGE OF OFF STREET PARKING SPACE



Guide Price £639,995 Freehold

**"This very substantial family size house,
with its attractive Gable End design,
offers a well planned arrangement of accommodation..."**

... With plenty of living space, two excellent reception rooms, both accessing the south facing rear garden, and a fitted kitchen, whilst the first floor includes 3 BEDROOMS together with a bathroom and separate WC. The property offers great potential to further enlarge, both to the rear, and possibly loft space - subject to the necessary local authority planning approval being granted. The SOUTH FACING REAR GARDEN has a secluded tree lined aspect with a good degree of privacy, and a useful sideway give access to the front of the house where there is OFF ROAD PARKING!

Occupying a really convenient setting, the property is just a short distance of HIGHAMS PARK VILLAGE CENTRE with its increasingly vibrant selection of individual shops, cafes, restaurants, a large Tesco store, and its iconic level crossing, adjacent to the main line rail station serving London Liverpool Street, Walthamstow Central and the Victoria line. Just across the road from the house is the highly regarded Selwyn Infant school. The surrounding area also includes some lovely forest walks, and parkland to enjoy!

Entrance

A recessed storm porch overhang and wood effect UPVC door with leaded light inset casements, opening to

Reception Hall (2' 07" Min x 7' 04" x 5' 0" Max) or (0.79m Min x 2.24m x 1.52m Max)

Provides access to each ground floor room, double radiator to one side, stairs rise to first floor accommodation.

Lounge Dining Room (20' 08" x 12' 07") or (6.30m x 3.84m)

Open plan with double glazed windows to rear and side elevation including a panel and glazed door opening on to a terrace and rear garden. Feature fireplace - period style - with inset grate, tiled hearth and over mantel (not live), double radiator, and a further radiator beneath the rear elevation window.

Dining Living Room (15' 06" x 13' 02" Max) or (4.72m x 4.01m Max)

into Bay
Has an attractive bay to the front elevation, very wide, with leaded light double glazed casements and to the rear elevation double glazed sliding patio doors opens up on to the terrace and garden, feature fireplace to one side (period style) with tiled hearth surrounds and over mantel (not live) double radiator. This room is currently being used as additional bedroom accommodation.

Kitchen(9' 04" x 10' 05") or (2.84m x 3.18m)

Comprising a range of units in a matching design including a bowl and quarter sink unit with mixer tap, eye level and base cupboards and drawers, useful stairway storage cupboard, single radiator, power points. The room is dual aspect having leaded light double glazed windows on two sides, wall mounted boiler serves central heating and domestic hot water.

First Floor Accommodation

Landing (7' 05" x 10' 04" Min x 3' 10" Max) or (2.26m x 3.15m Min x 1.17m Max)

"On 3 Levels" with a leaded light double glazed window to the side elevation providing natural light and from here access can be gained to each first floor room and there is a trap to the loft space.

Bedroom 1 (13' 02" x 9' 05" Min) or (4.01m x 2.87m Min)

excluding recess
this is a bright dual aspect room with leaded light double glazed window to the front elevation and a double glazed window to the rear overlooking gardens and a secluded south facing outlook beyond. Radiator, power points.

Bedroom 2 (10' 04" x 9' 09") or (3.15m x 2.97m)

Double glazed window to rear elevation with south facing aspect over gardens and a secluded aspect beyond, radiator, power points and a shelved storage cupboard.





Bedroom 3(10' 02" x 6' 0") or (3.10m x 1.83m)

Double glazed window to the rear elevation, south facing over garden and secluded aspect beyond, radiator beneath, power points.



Bathroom (4' 07" x 7' 04") or (1.40m x 2.24m)

A coloured suite comprises a panelled enclosed bath, wash hand basin with pedestal, part ceramic tiled walls, radiator, leaded light style double glazed window to the front elevation.

Separate WC (4' 07" x 2' 07") or (1.40m x 0.79m)

With close coupled wc and a small double glazed leaded light style window to the side elevation.



Outside

Rear Garden

An excellent size with a south facing aspect and very secluded, backing on to a small copse, flagstone patio, opening up to the remainder of the plot which is laid out to lawn. Exterior light (not tested) and side pathway which is gated leading to the front garden and drive.

Front Garden

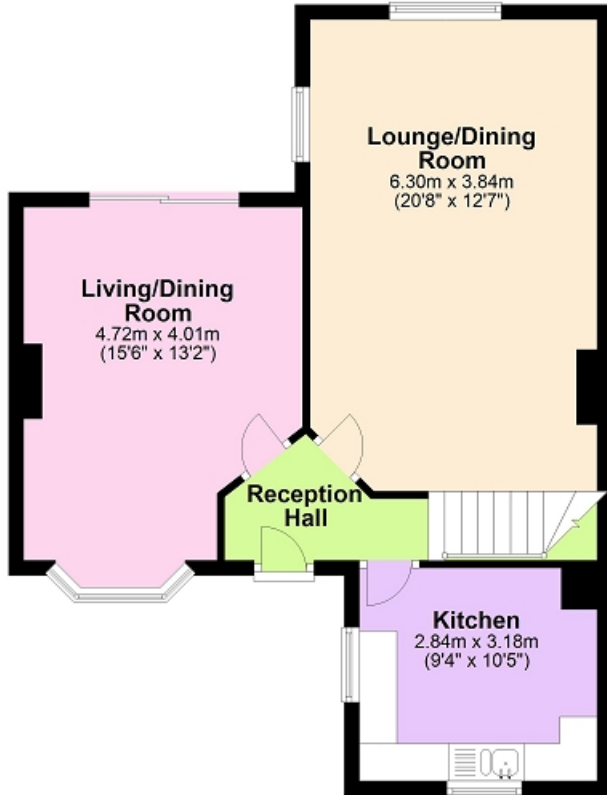
Retained by a small stone wall to the front elevation and a wrought iron central gate, hard standing provides off road parking space via double wrought iron gates.

Local Authority and Tax Band

London Borough of Waltham Forest
Band E



Ground Floor

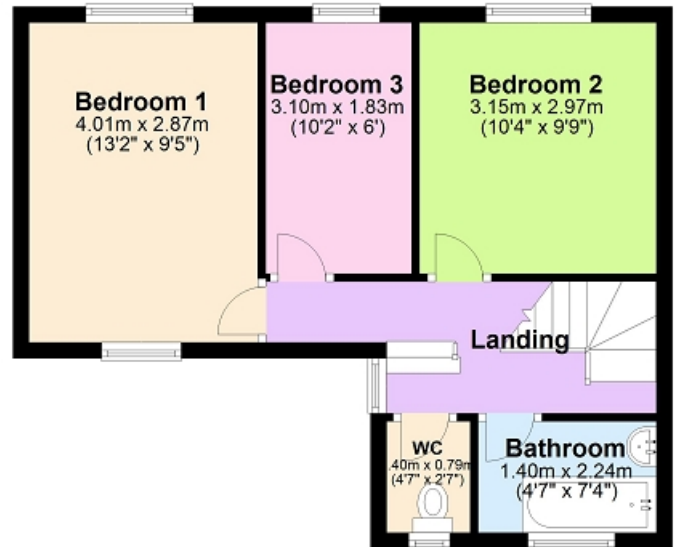


This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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.

