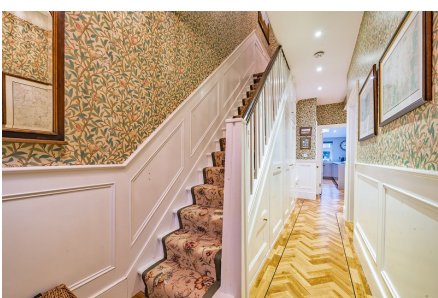


McRae's

Lyndhurst Road, Highams Park, E4 9JU

*“A Period Residence of undoubted appeal...
Carefully Restored & extended to a high specification throughout”*



Guide Price £779,995 Freehold

With an attractive & distinctive facade, this characterful terraced house offers the perfect combination of period charm and a contemporary finish, all stylishly decorated throughout. The elegant internal presentation is highlighted by a thoughtful modernisation programme including an impressive open plan extended kitchen dining room, ideal for modern day family living. The exterior entrance approach through a neatly laid front garden leads to an arched reception recess, opening to a spacious hall with cloakroom W.C. and a delightful lounge with window to the front elevation, allowing natural light to flood in. On the first floor, off the landing, there are 3 good sized bedrooms together with a smart family bathroom, which also includes a separate shower. The loft space offers potential to create further accommodation, subject of course to necessary planning permission being obtained.

This property is immaculate "Inside & Out!", with the front and rear gardens expertly landscaped to create interest, with raised brick beds, walling, attractive patio hard standing and even a small lawn. To the rear boundary, there is a functional studio/potential home office, currently used as a garden store and utility space.

Built in 1914, this delightful property is just minutes from the heart of the village, where access is available to all of the glorious forest/parkland walks, together with an excellent range of facilities, including a variety of individual shops, cafes and restaurants, a large Tesco store, and Highams Park mainline station serving London Liverpool St., Walthamstow Central and the Victoria line. It is worth noting the popularity of local schools in the vicinity with excellent reputations.

Entrance:

Set in one of Highams Park's popular tree lined locations with a variety of individually designed properties, this impressive three bedroom mid terrace family home has an attractive entrance with two red brick pathways, one providing useful storage for the external bins and the other leads through to an ornate, part double glazed wooden door with stained glass insets and top casement. Opening to:

Reception Hall: (20' 05" x 5' 04") or (6.22m x 1.63m)

Warm and welcoming, this beautiful hallway, with half height panelled walls and dado rails, coved cornice ceiling, period style radiator, ceiling downlighters, a large selection of well designed understairs storage for all the family to make use of, including a useful utility cupboard that houses the gas and electric meters, pull out drawers for shoes and boots, and a further single glazed cloaks cupboard with top boxes. Adjacent there is yet another full length storage cupboard, with top boxes. Stairs with a wooden banister rise up to the first floor accommodation, and, from the hall, access to a cloakroom/wc, family lounge and glazed doors opening into the fabulous, extended kitchen diner... the very heart of this home!

Lounge: (16' 03" x 9' 09") or (4.95m x 2.97m)

With a large picture window to the front elevation, flooding natural light, this delightful sitting room is centred on a feature fireplace with tall custom fitted storage furniture either side, together with excellent ceiling height, coved cornice, picture rail and fitted double radiator.

Downstairs WC: (4' 08" x 3' 03") or (1.42m x 0.99m)

This beautiful downstairs W.C., includes attractively tiled flooring, a single sink unit with mixer tap and cupboard storage beneath, a low flush W.C, with shelving to the side as well as rear, half height tiled walls with a designed border, wall mounted heated towel rail and extractor fan.

Kitchen Lounge Dining Room: (23' 07" x 15' 08") or (7.19m x 4.78m)

A stunning family size kitchen from Urban Myth, with a labour saving design and layout, suite of fully integrated appliances, vast worktop space (Corian) and plenty of natural light from a window and double doors to the rear elevation together with Velux style roof lights above! The kitchen area itself offers extensive drawer and cupboard space, integrated fittings include a double oven, combination microwave oven, 4 ring induction hob, gas wok burner, 70/30 fridge freezer, additional built in under freezer, washing machine, dishwasher an bowl & quarter sink unit overlooking the rear garden. The dining area is spacious enough to accommodate table and chairs and even a study desk. There is a range of dimmable downlights, and an upright contemporary radiator.

Landing: (10' 10" x 8' 04") or (3.30m x 2.54m)

A spacious "L" shaped landing includes a wooden handrail and banister, part panelled wall, single radiator, access to the loft hatch, doors to each bedroom and bathroom off.





Bedroom 1: (16' 02" x 11' 04") or (4.93m x 3.45m)

This immaculately presented and larger than average master bedroom offers plenty of space, There is a cast iron feature fireplace with a black hearth, ornate ceiling rose, coved cornice ceiling, picture rail, ceiling down lighters, double radiator and double glazed, multi pane window to the front elevation.

Bedroom 2: (13' 04" x 8' 03") or (4.06m x 2.51m)

Located at the rear of the property, this double bedroom comprises a feature cast iron fireplace with tiled hearth, coved cornice ceiling, picture rail, two single radiators, wall light points, double glazed replacement sash window to the rear elevation, allowing a pleasant view over gardens.

Bedroom 3: (9' 08" x 8' 03") or (2.95m x 2.51m)

Coved cornice ceiling, picture rail, single radiator, cast iron feature fireplace, double glazed replacement sash window, overlooking the rear garden and beyond.



Family Bathroom: (7' 04" x 7' 09") or (2.24m x 2.36m)

This delightful, family sized bathroom comprises a soothing colour scheme, with fully tiled walls, tile enclosed panel bath with separate taps, wall mounted chrome heated towel rail, with single radiator beneath, a super double width shower tray and clear sliding screen with separate wall mounted taps, plus a wall mounted overhead shower attachment with mixer tap and rainfall spray. To the rear aspect is a wall mounted sink unit with separate taps, and to the side, a low level W.C., ceiling down lighters, wall mounted tall mirrored storage cabinet, and an oriel style bay double glazed frosted window to the front elevation.



Studio/Workshop: (10' 02" x 13' 08") or (3.10m x 4.17m)

Professionally installed by www.greenretreats.co.uk and with double glazed doors and windows to the front elevation, this power connected multi purpose timber built studio, with insulated floor, wall and roof panels, is currently used for garden and bike storage, as well as housing the tumble dryer! However, there is great potential for a variety of different uses, including a workshop, or even conversion to a home office study.





Rear Garden:

Double glazed patio doors open out on to this neat and very well kept lawned garden, with a red clay brick patio that has raised brick beds to each side. This beautifully presented al fresco space is ideal to enjoy a bit of fresh air, or some family barbecuing/outdoor entertaining! Also included are three wall mounted bulkhead lights plus security light, cold water mains tap, and ample space to get creative with your pots and plants!

Front Garden:

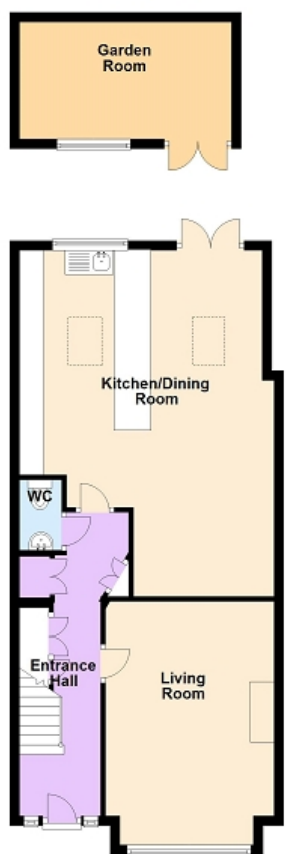
Attractively landscaped, with low level brick walling to front boundary and two pathways either side of a central planted bed.

Local Authority & Council Tax Band:

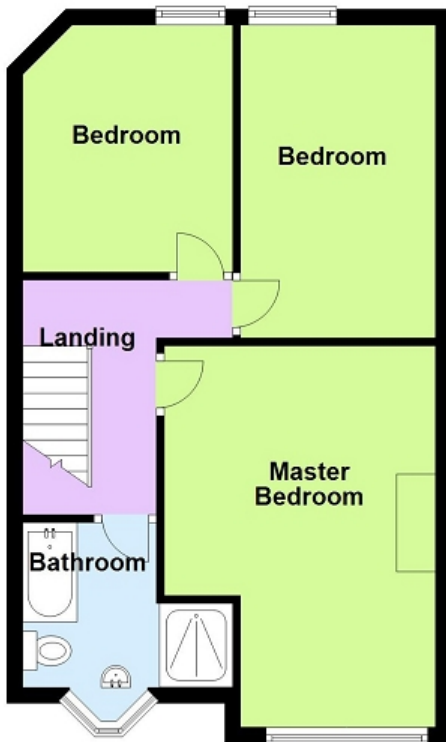
London Borough of Waltham Forest
Band D



Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(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.

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