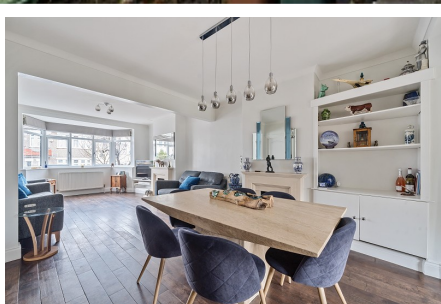


McRae's

Alma Avenue, Highams Park, E4 9JT

A HOUSE OF CONSIDERABLE SIZE...
BEAUTIFULLY PRESENTED & EXTENDED -
INCLUDING 5 BEDROOMS!



Guide Price £798,000 Freehold

**"Plenty of space for family living...
In an ideal location for everything!"**

This well proportioned house, originally dating from the 1930s period, has been thoughtfully extended, and restyled internally, offering bright, spacious, living space together with family size 5 bedroom accommodation having been also loft converted!

The layout has a reception hall, a big open plan lounge dining room, smart modern fitted kitchen, separate utility room/WC, 3 bedrooms, and a contemporary bathroom on the first floor, whilst the loft conversion features 2 further bedrooms and the possibility to add an ensuite shower room WC. Outside a well kept landscape rear garden. Facing South East, also includes a studio/workshop/home office.

Highams Park Centre, with its landmark Rail Level Crossing is only a short walk away, together with a variety of shopping facilities, including a large Tesco store. The mainline station serves Liverpool Street London, Walthamstow, Central and the Victoria line. A good selection of local schools are also close at hand, As is, some brilliant Forest walks along Highams Park Lake!

Entrance:

Set back from Alma Avenue, slightly elevated, with steps rising to a panelled entrance door having leaded light stained glass insets. Opens to

Reception Hall:

A good size, with stairs rising to the first floor accommodation, useful stairway storage/meter cupboard, radiator to one side, dado and picture rail, panel door to main reception room.

Lounge Dining Room: (23' 01" x 13' 03") or (7.04m x 4.04m)

A wonderfully big open plan main reception room (easily divided if required) with spacious lounge and dining areas.

Lounge area

Enjoys a wide bay fronted elevation, double glazed windows with natural light flooding in! A "Focal Point" fireplace (not live), with fitted shelving to one side, radiators on two sides, open plan to:

Dining Area

Doors to hall, kitchen and utility cloakroom, feature fireplace with custom fitted display book shelving to one side with cabinet beneath.

Kitchen: (7' 02" x 16' 01") or (2.18m x 4.90m)

An extended addition to the main accommodation, the kitchen is thoughtfully planned with return worktop surfaces, base cupboards and drawers, matching eye level units, single drainer, single bowl sink unit. Fitted appliances include a double oven in a matching housing, an adjacent electric hob with a canopy style extractor fan above, space for an upright fridge freezer, range of ceiling downlighters, double glazed windows and double doors to the rear elevation open to the garden

Utility Cloakroom: (4' 02" x 5' 02") or (1.27m x 1.57m)

Comprising a utility area with worktop, shelving and cupboard above, plumbing/provision for automatic washing machine, space for tumble dryer, radiator to one side, part tiled walls. Cloakroom area with low flush wc and a small double glazed window to the rear elevation.

First Floor Accommodation:

Landing: (7' 0" x 7' 06") or (2.13m x 2.29m)

A spacious area with return staircase rising to the second floor loft extension, panel doors provide access to each first floor room.

Bedroom 1: (12' 01" x 11' 07") or (3.68m x 3.53m)

A big bright main bedroom, having to the front elevation a very wide bay with double glazed replacement windows and a radiator beneath.

Bedroom 2:(10' 08" x 11' 07") or (3.25m x 3.53m)

Wide double glazed bay to the rear elevation with a pleasant outlook over gardens, and a radiator beneath. Arrangement of fitted wardrobe cupboard space including centre display/bookshelving.

Bedroom 3:(8' 03" x 7' 06") or (2.51m x 2.29m)

A nice size with a bay to the front elevation, double glazed replacement windows, radiator beneath.

Shower Room:(7' 01" x 7' 06") or (2.16m x 2.29m)

Comprises a contemporary suite with a glazed shower cubicle, chrome hand held and fixed head shower fittings, tiled surrounds, low flush wc, vanity wash hand basin with drawer units beneath, extractor fan, upright chrome ladder style radiator towel rail. Double glazed replacement window to the rear elevation





Second Floor Accommodation:

Landing:

Panel doors provide access to each bedroom off.

Bedroom 4:(9' 04" x 11' 05") or (2.84m x 3.48m)

"On two levels" and having double glazed replacement windows to the rear elevation with a south easterly aspect across the surrounding area and gardens! Radiator, en suite dressing room/walk in wardrobe.

Walk In Wardrobe:(5' 03" x 7' 0") or (1.60m x 2.13m)

This area of the bedroom is located above the first floor bathroom and it is thought possible that, subject to pipe work being in place, this could convert to an en-suite shower room/wc (subject to permission).





Bedroom 5: (6' 06" x 15' 05") or (1.98m x 4.70m)

Includes areas of restricted ceiling height Includes areas of restricted ceiling height
Another large double bedroom having 3 double glazed Velux style roof windows to the front elevation providing lots of natural light, radiator, useful eaves storage cupboards, arrangement of fitted shelving and worktop space.



Outside:

Rear Garden - approximately 48ft
South East facing and comprises a flagstone patio terrace - a real suntrap - and ideal for summer entertaining, with a small retaining brick wall and steps rising to the remainder of the plot which is laid out with lawn and to either side flower and shrub borders. Towards the rear boundary steps rise further to a Studio/Homes Office/Workshop.





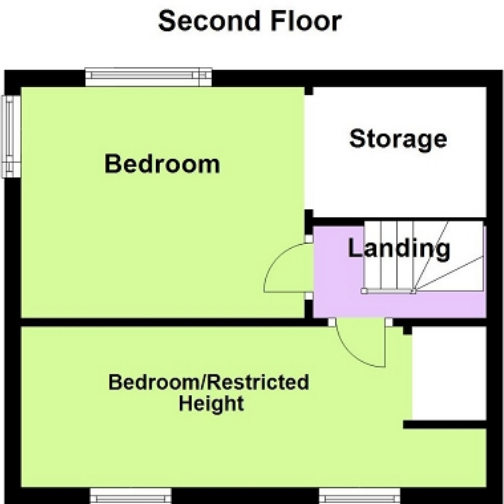
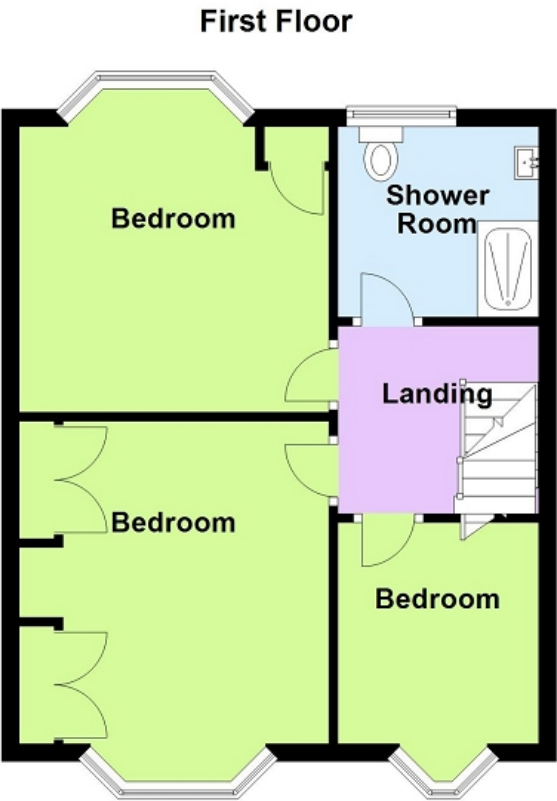
Garden Room/Home Office/Storage:

Garden Room/Home Office (9' 07" x 9' 06") or (2.92m x 2.90m)
Currently used as a Gym and with power and light connected. Door to

Storage Room: (9' 07" x 5' 11") or (2.92m x 1.80m)
A workshop with fitted shelving again with light connected.

Local Authority & Council Tax Band:
London Borough of Waltham Forest
Band D







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

Whilst every care has been take 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.