




Property Misdescriptions Act 1991

I/We hereby certify that the content of this brochure to be correct to the best of my/our knowledge and confirm I/We are happy to proceed to Marketing of the Property

Signed:.......... Dated: 12-03-24.....

Property: 51 SALISBURY HALL GARDENS EA 8SA.....

Name (block capitals):..... BIRCAN FINDIK.....

McRae's

Salisbury Hall Gardens, Chingford, London. E4 8SA

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Guide Price £565,000 Freehold

Entrance

The property is set back from the road approached across a hard standing leading to an arched exterior reception porch with panel and glazed door. Opens to:

Reception Hall (13' 04" x 5' 08") or (4.06m x 1.73m)

There is a return staircase with half landing rising the first floor accommodation, radiator to one side, stairway storage cupboard, central heating thermostat, doors provide access to both ground floor reception rooms.

Reception One (10' 06" Min x 12' 08" x 3' 8" Max) or (3.20m Min x 3.86m x 1.12m Max)

plus recess

A wide bay to the front elevation, double glazed, shaped radiator beneath. Door to:

En-suite shower room (3' 04" x 7' 09") or (1.02m x 2.36m)

With a shower cubicle, low flush wc, vanity wash hand basin, radiator.

Living Dining Room (14' 06" x 11' 09") or (4.42m x 3.58m)

Double glazed double doors with top casements to the rear elevation providing access to the garden, two radiators either side. Open plan to:

Kitchen Area (10' 05" x 8' 0") or (3.18m x 2.44m)

Nicely fitted with a range of units in a matching design, return worktop surfaces, single bowl sink unit, plumbing/provision for automatic washing machine, cupboard housing gas boiler. Double oven, electric hob with extractor fan above (not tested).

First Floor Accommodation

Landing (9' 08" x 7' 08") or (2.95m x 2.34m)

Approached from a return staircase with a half landing, from here access can be gained to each first floor room

Bedroom 1 (10' 06" Min x 11' 02" x 4' 5" Max) or (3.20m Min x 3.40m x 1.35m Max)

plus recess

A wide bay to the front elevation with double glazed windows, shaped radiator beneath. Panel door to:

En-suite shower room (7' 07" x 4' 08") or (2.31m x 1.42m)

Comprising a shower cubicle, low flush wc, vanity wash hand basin, radiator, part tiled.





Bedroom 2 (11' 01" x 11' 09") or (3.38m x 3.58m)

Double glazed window to the rear elevation overlooking gardens and allotments beyond, radiator beneath.

Bedroom 3 (8' 04" x 7' 03") or (2.54m x 2.21m)

Double glazed window to the front elevation, radiator beneath.

WC (4' 04" x 2' 06") or (1.32m x 0.76m)

Close coupled wc, incorporating a mixer tap with wash hand basin, radiator to one side. Double glazed window.

Shower Room (3' 04" x 7' 09") or (1.02m x 2.36m)

Comprises a corner entry shower cubicle, upright ladder style chrome radiator towel rail, vanity wash hand basin, low flush wc. Double glazed window to the rear elevation.

Outside

Rear Garden -

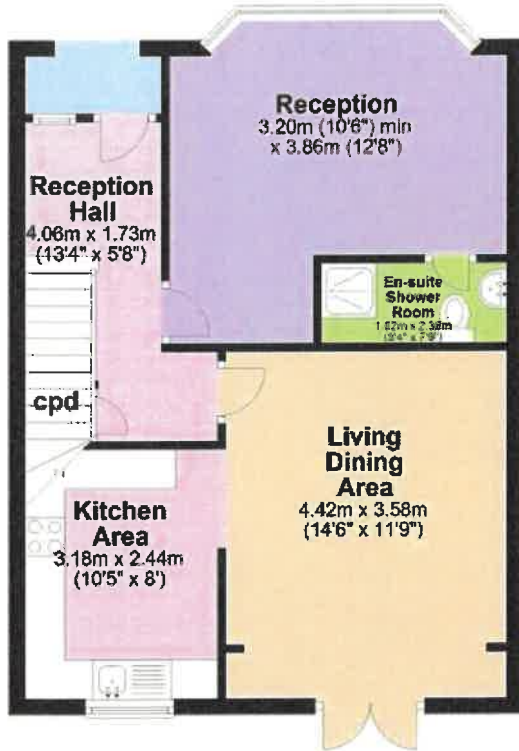
Approximately 45ft with a raised terrace opening up to the remainder of the plot with artificial turf and two raised flower shrub borders either side of a central pathway and gate leading to a further area of garden beyond the existing boundary fence. Light point and cold water mains tap.

Front Garden

A drop kerb access with hard standing for at least two vehicles.

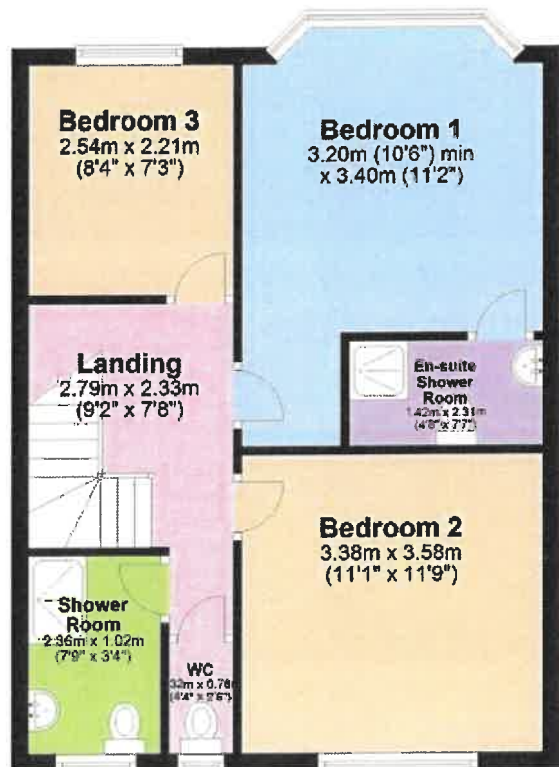


Ground Floor



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

First Floor



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.

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.

