

# McRae's



Nightingale Avenue, Highams Park E4 9RG

Guide Price:  
£875,000 Freehold

*Impeccably Presented 4 Bedroom  
Semi Detached House...  
With A Garage, Off Street Parking  
Plus Potential To Extend Further!*

**Entrance:**

Set back from Nightingale Avenue and approached across a brick pavia drive, providing off street parking. To one side sits the garage with an Up and Over, which also has access to the garden at the rear. Steps rise up to an arched recess porch and the entrance door with glazed inset and casement windows to the side and top.

**Reception Hall: (13' 0" x 5' 07") or (3.96m x 1.70m)**

Stairs rise to the first floor accommodation, doors to the downstairs shower/W.C., the sizeable lounge/dining room, plus the understairs cloaks/storage cupboard which currently houses the meters.

**Lounge Dining Room: (26' 01" x 12' 08") or (7.95m x 3.86m)**

This sizeable reception room offers a variety of ways to configure your living space. Feature fireplace with a flame effect electric fire (not tested), marble style surround and hearth. Double glazed bay window to the front aspect with stained glass top casements. Towards the rear elevation, there is an arched entrance leading to the stunningly presented fitted kitchen.

**Downstairs Shower Room/W.C.: (8' 04" x 6' 09") or (2.54m x 2.06m)**

This luxurious shower room W.C. features corner shower cubicle with shower screen, electric shower

with overhead attachments, pedestal wash hand basin with mixer tap, tiled splash back, low flush W.C., wall mounted chrome heated towel rail, useful linen/towel storage cupboard with top box (that also currently houses the water tank). To the side elevation, there is a high frosted multi pane double glazed window, part tiled walls and wall mounted boiler.

**Kitchen: (10' 05" x 18' 05") or (3.18m x 5.61m)**

This stunning Shaker style kitchen includes plenty of storage with a range of wall and base units in a matching design, some integrated appliances including two single ovens, fridge, freezer, wine cooler, washing machine and dishwasher. There is a large 5 ring gas hob with overhead canopy style extractor fan, one and half sink bowl with drainer and mixer tap, super breakfast bar with white panelling beneath, tiled flooring, ceiling down lighters. To the rear aspect, there are double glazed multi pane patio doors with casements to either side, and a double glazed multi pane window above the sink, with a top casement providing a lovely rear view over the garden. Part frosted double glazed side door allowing access to the garage, patio and garden.

**First Floor Accommodation:**

**Landing: (8' 03" x 7' 08") or (2.51m x 2.34m)**

Stairs rising to the first floor accommodation, double glazed multi pane window to the side elevation, access to each of the three bedrooms as well as the family bathroom. Further staircase then leads up to bedroom 4 and the separate W.C. on the second floor.

**Bedroom 1: (14' 06" x 10' 06") or (4.42m x 3.20m) to front of wardrobes**

Decorated in soft and relaxing hues, this bedroom features a lovely double glazed bay window to the front elevation, with stained glass casements above, allowing plenty of natural light to flood in. To the

side, there is a super range of custom fitted floor to ceiling wardrobes (some of which have glazed insets) and plenty of space for a sizeable bed of your choice or more base unit storage if required.

**Bedroom 2: (11' 05" x 8' 07") or (3.48m x 2.62m) to wardrobes**

This stylish bedroom offers a run of mirror faced wardrobes and to the rear aspect, a double glazed multi pane window with a top casement, that provides a beautiful view of the garden and forest land beyond.

**Bedroom 3: (9' 11" x 6' 04") or (3.02m x 1.93m)**

This bedroom could easily be used as a home office/study! Includes shelves and to the front aspect, a double glazed window (with stained glass casements above), offering a splendid view that overlooks the beginning of Nightingale Avenue.

**Bathroom: (6' 01" x 7' 07") or (1.85m x 2.31m)**

This family bathroom mixes period with contemporary and includes a three piece suite with panel enclosed bath and period style mixer tap with hand held shower attachment, pedestal and wash hand basin with separate period style taps, close coupled wc, upright ladder style chrome heated towel rail, shaver point, wood effect flooring, and two frosted double glazed multi pane windows to the rear elevation.

**Second Floor Accommodation:**

**Landing: (6' 04" x 7' 04") or (1.93m x 2.24m)**

Stairs rise from the first floor accommodation, eaves storage, shelving, areas of restricted ceiling height, double glazed multi pane window. access from here to the bedroom and the Cloakroom W.C.

**Bedroom 4: (15' 05" x 13' 08") or (4.70m x 4.17m)**

Includes areas of restricted ceiling height

This top floor bedroom is a great mix of space, style and storage having 2 eaves cupboards (one of which houses the main water tank), and the other has a further door leading into more attic space. The natural light is provided by the dormer style double glazed casement window to the rear aspect, which provides glorious views overlooking the garden, skyline and forest land beyond. There is also a double glazed Velux style window to the front elevation.

**Cloakroom/w.c: (5' 03" x 4' 01") or (1.60m x 1.24m)**

Comprises close coupled wc, pedestal and wash hand basin with mixer tap, radiator to one side. Double glazed frosted multi pane window to the rear elevation.

**Rear Garden:**

This lovingly cared for secluded rear garden is a joy to behold! Access is from the kitchen on to a spacious "suntrap" patio area which is just perfect for a barbecue or summer entertaining! Separating the lawn there is low level walling and a pavia pathway leading to the rear opening up to a further patio terrace and soft area - ideal for relaxing whilst the younger members of the family can play. Well stocked borders to either side and high hedging to the rear completes this picture perfect haven for ALL THE FAMILY!

**Garage: (22' 09" x 9' 01") or (6.93m x 2.77m)**

With power connection and excellent headroom, this versatile space is ideal for use as a garage, but equally could be utilised as a workshop, or for simple garden tool storage. It has a single glazed window to the rear, and an up and over door to the front. Also, If required, there is plenty of scope to convert the garage into additional accommodation and/or develop the side further with a double storey addition, which would of course be subject to Local Authority Planning Approval.

**Local Authority & Council Tax Band:**

London Borough of Waltham Forest  
Band E



**Nightingale Avenue, Highams Park . London. E4 9RG**

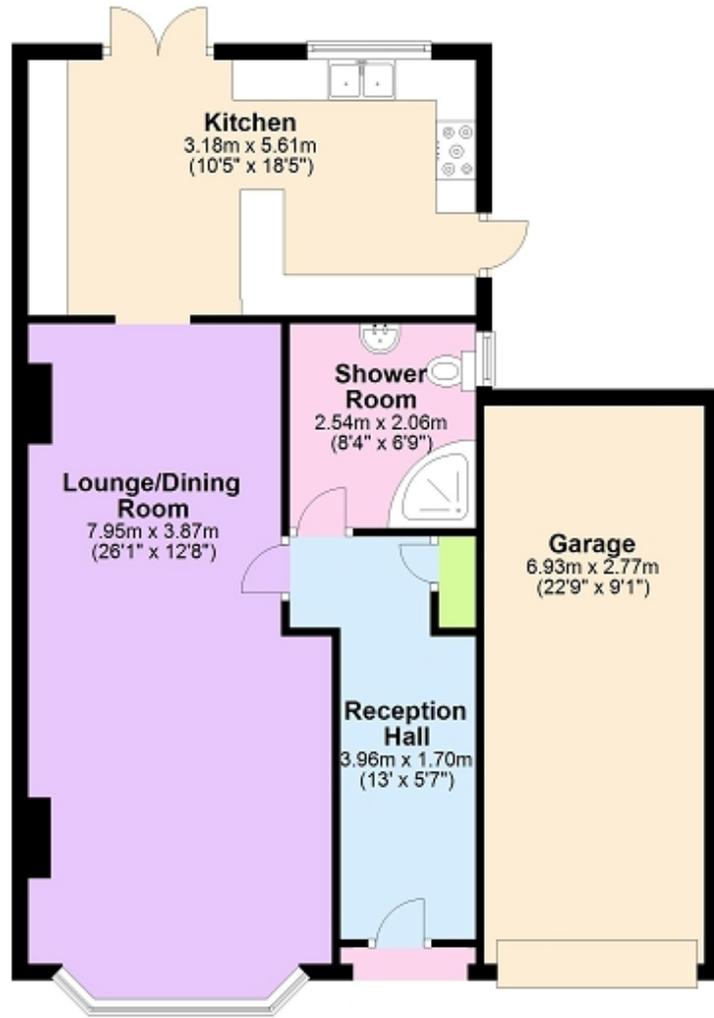






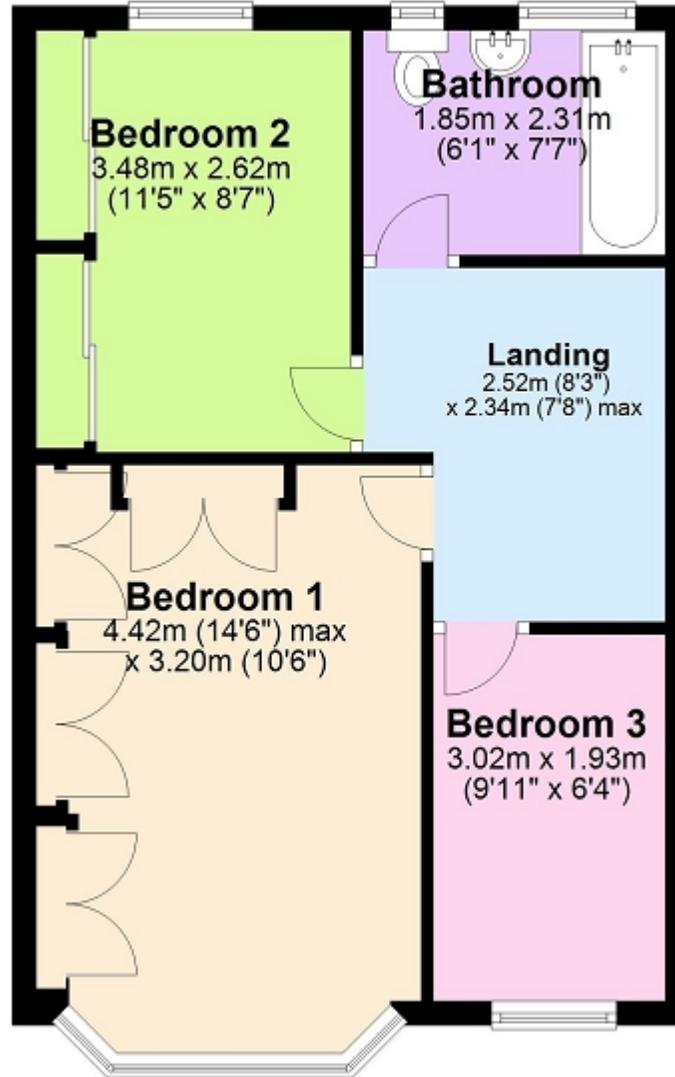
# Nightingale Avenue, Highams Park E4 9RG

## Ground Floor

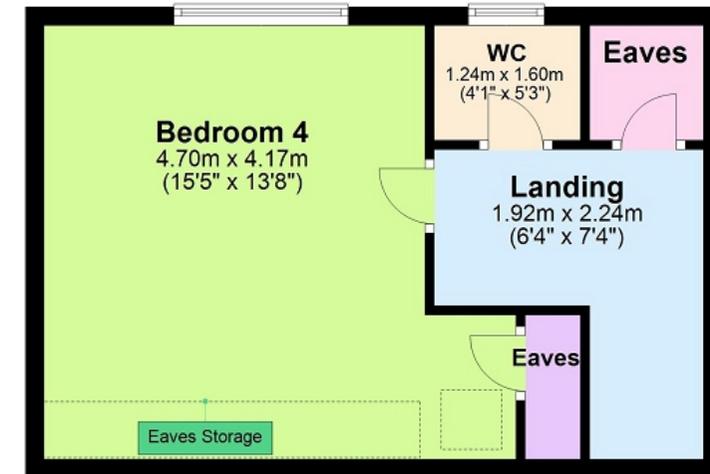


This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

## First Floor



## Second Floor



Floorplans are for guidance only and are not to scale

# McRae's

## McRae's Property Services

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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