

# McRae's



Abbotts Crescent, Highams Park. E4 9SA

£2,800 Monthly

*“An Extended Family House...*

*4 Generous Bedrooms,*

*2 Bathrooms...*

*Available August 2024”*

This sizeable EXTENDED FAMILY HOUSE offering ground and first floor bathroom facilities, together with 4 generous bedrooms, an enormous open plan fitted kitchen-dining-living room, with patio doors on to a sun trap garden! This opportunity includes a manageable garden. The property is within walking distance of Highams Park Village centre with its variety of shopping, cafes and restaurants, excellent Schools, together

with a mainline station serving London Liverpool St., Walthamstow Central and the Victoria Line.

**Entrance:**

Set back from Abbots Crescent on a corner plot, the property is entered through:

**Porch: (2' 0" x 5' 07") or (0.61m x 1.70m)**

Opens to the Reception hall

**Reception Hall: (12' 06" x 5' 08") or (3.81m x 1.73m)**

Stairs to first floor accommodation, and access to the kitchen living dining room and:

**Lounge: (13' 03" Max x 11' 08") or (4.04m Max x 3.56m)**

into Bay

Bay to the front elevation providing extra depth.

**Kitchen Dining Living Room: (21' 06" Max x 28' 0") or (6.55m Max x 8.53m)**

A bright, very spacious open plan kitchen dining living room

Kitchen Area

Fitted with a range of units and appliances, large centre aisle with sink unit, patio doors across the rear elevation leading to the garden and door to:

**Utility Room: (7' 0" x 5' 06") or (2.13m x 1.68m)**

With sink unit and work top space, plumbing for utilities, door to garage and door to:

**Shower Room: (7' 0" x 5' 09") or (2.13m x 1.75m)**

With a WC, wash hand basin and shower with fixed head and hand held attachments, and window to the side elevation.

**First Floor Accommodation:**

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

includes stair rise

A centre staircase leads to the landing with steps to either side and access to bedrooms and family bathroom.

**Bedroom 1: (13' 06" Max x 11' 0") or (4.11m Max x 3.35m)**

into Bay

A nice size, being a double with a bay to the front elevation.

**Bedroom 2: (11' 06" x 9' 07") or (3.51m x 2.92m)**

With some fitted wardrobes, windows to the rear give a view of surrounding gardens.

**Bedroom 3: (8' 05" x 16' 03") or (2.57m x 4.95m)**

To the front elevation with two windows overlooking Abbots Crescent.

**Bedroom 4: (14' 07" x 8' 09") or (4.45m x 2.67m)**

Forming part of the extension, this room is dual aspect with windows to the rear and side elevations.

**Bathroom: (7' 0" x 7' 07") or (2.13m x 2.31m)**

A good size family bathroom with Suite in white and comprising panel enclosed bath with shower mixer attachment, wc and wall mounted vanity wash hand basin with mixer tap and storage beneath. Part tiled walls and frosted double glazed window.

**Outside:**

**Rear Garden:**

A corner rear garden with astro turf for easy maintenance leading round to the side of the property where there is a superb "Sun Trap" raised decking patio. From here there is a gate leading to the front.

**Front Garden:**

Small front garden with a hard standing to one side, lawn and mature shrub borders.



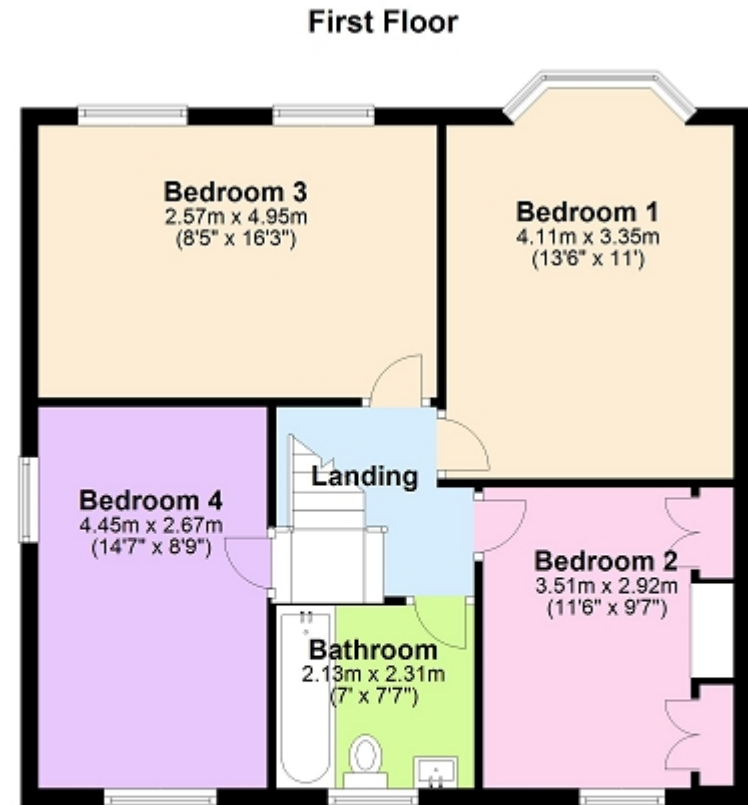
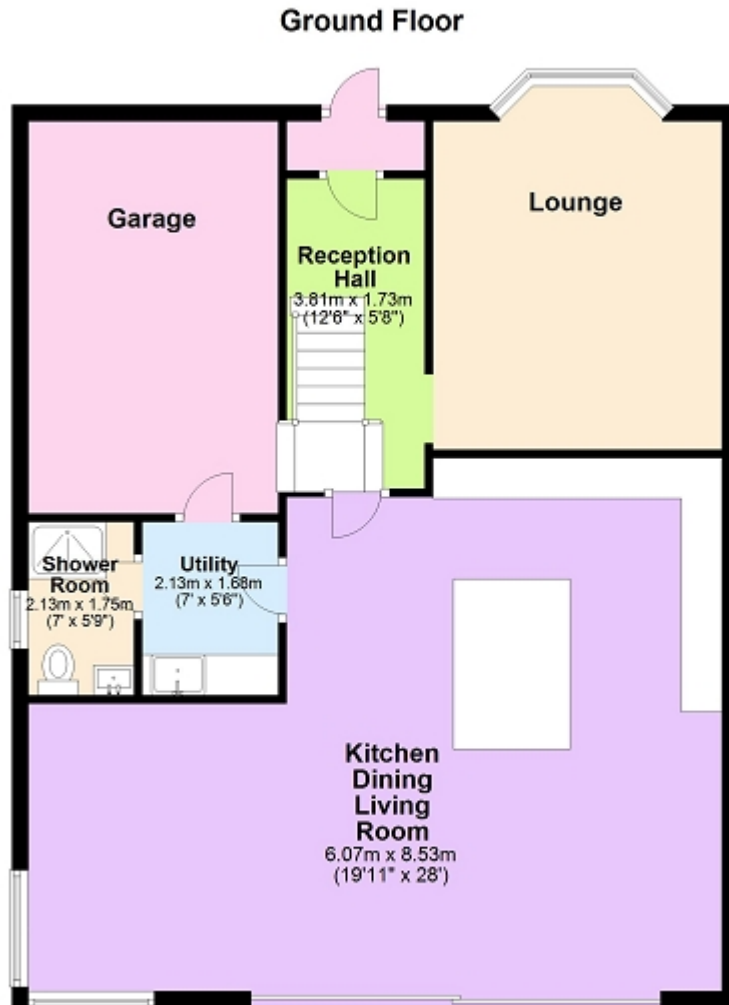
## Abbotts Crescent, Highams Park. London. E4 9SA







# Abbotts Crescent, Highams Park. London. E4 9SA



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

# McRae's

## McRae's Property Services

18 THE AVENUE  
HIGHAMS PARK  
LONDON E4 9LD  
TEL 020 8503 3336

www.mcraes.co.uk  
email:sales@mcraes.co.uk



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 58                      | 80        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| 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.



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.