

# McRae's



Nightingale Avenue, Highams Park E4 9RG

Guide Price:  
£850,000 Freehold

*An Extended Semi Detached  
Family House With Great  
Potential...  
Plenty of Living Space, 3  
Bathrooms, 4 Bedrooms...  
Off Street Parking, Large Enclosed  
Garden*

**Entrance: (2' 06" x 5' 06") or (0.76m x 1.68m)**

Set back from Nightingale Avenue, approached across a pavia drive with low level brick wall partly to the front boundary, leading to a recess storm porch with panel and glazed entrance door opening to:

**Hallway: (12' 08" x 5' 06") or (3.86m x 1.68m)**

Staircase rising to first floor accommodation, dado and picture rail, understairs storage cupboard housing the electric meter, heating thermostat, access to the lounge, kitchen dining room and integral door to garage.

**Lounge: (13' 04" x 12' 02") or (4.06m x 3.71m)**

Coved cornice ceiling, high skirting boards, a wall mounted tall radiator, a stylish black feature fireplace (Untested) with a fitted shelf above and decorative tiling to each side, wooden style flooring and finally, a double glazed bay window to the front elevation with leaded light style tops.

**Kitchen Dining Room: (17' 09" x 11' 08") or (5.41m x 3.56m)**

An open plan space, ideal for family living...

**Dining Area:**

Fireplace with wood over mantel and hearth, dado rail, picture rail, ceiling rose, glazed door with side and top casements to the rear, opening out to the conservatory. Open plan to:

**Kitchen Area:**

An efficient use of space, comprises units in a 'Wood Finish' including wall cupboards, open shelving, wine rack, together with a glazed display cabinet, return worktops beneath provide plenty of working surface, base cupboards, drawers, including a 'Butler' style sink with mixer tap. Window to rear elevation, fitted appliances include a gas burner hob, oven beneath, concealed extractor fan above, part tiled surrounds. Door to Hall

**Conservatory: (15' 05" x 8' 03") or (4.70m x 2.51m)**

Space for utilities, framed roof with corrugated plastic, double glazed windows to the rear and side elevation, including double doors opening directly on to the patio and rear garden.

**Downstairs Shower Room/W.C.: (8' 0" x 2' 07") or (2.44m x 0.79m)**

High level cistern W.C., wash hand basin with separate taps, tiled splash back, panelled ceiling, enclosed and tiled shower cubicle with bi-fold door, wall mounted electric shower with wall mounted attachment.

**First Floor Accommodation:**

**Landing: (8' 01" x 9' 07") or (2.46m x 2.92m)**

Picture rail, dado rail, stairs rising to the loft room, access to each bedroom and bathroom off.

**Bedroom 1: (13' 05" x 11' 01") or (4.09m x 3.38m)**

picture rail, ceiling rose, double glazed bay window (with leaded light style tops) to the front elevation, lovely view overlooking the front aspect.

**Bedroom 2: (11' 05" x 8' 06") or (3.48m x 2.59m)**

Fitted wardrobes with top box storage, double glazed window to the rear elevation overlooking the garden.

**Bedroom 3: (15' 08" x 6' 09") or (4.78m x 2.06m)**

Double glazed casement window (with leaded light style tops) to the front elevation, built in open wardrobe with hanging rail, access to loft hatch, picture rail, dado rail and built in shelving. With en-suite facilities, this is an ideal Guest or Teenagers bedroom.

**En Suite Shower Room/W.C.: (4' 09" x 8' 0") or (1.45m x 2.44m)**

Double width shower cubicle with tiled walls and clear sliding screen, wall mounted shower controls with overhead shower attachment and 'rain' spray, wash hand basin with cupboard beneath and mixer tap, low flush W.C., wall mounted heated chrome towel rail, double glazed window frosted to the rear elevation.

**Bedroom 4: (8' 03" x 6' 04") or (2.51m x 1.93m)**

Presently used as a 'Home Office' fitted work/desk top space, Double glazed window to front elevation with leaded light style tops.

**Family Bathroom: (6' 02" x 7' 07") or (1.88m x 2.31m)**

Down lighters, part tiled walls, wash hand basin with mixer tap and cupboard beneath, panelled ceiling, low flush WC, white panel bath with mixer tap and spray attachment, double shower cubicle with a full length sliding screen, wall mounted shower controls with overhead shower attachment and rain spray. To the rear elevation, there is a frosted double glazed casement window.

**Second Floor Accommodation:**

**Landing: (12' 08" x 4' 09") or (3.86m x 1.45m)**

Stairs rising to second floor landing, giving access to an eaves cupboard and a further storage area.

**Loft Room: (10' 03" x 11' 11") or (3.12m x 3.63m)**

Including two double glazed Velux style windows that offer skyline views across the local neighbourhood and plenty of Eaves storage space on two sides of the room. This is a versatile area of the house, currently used as additional bedroom accommodation.

## Outside:

### Rear Garden:

Flagstone patio area with low level brick wall, cold water mains tap, fronting a modest sized lawn area with shaped brick bordered beds to each side and a pathway to the steps leading up to the redundant covered swimming pool.

Across the width of the rear boundary there is a timber pool house, ideal for refurbishment with the potential also as a very useful office space if required.

To the side of the conservatory, there is a covered storage area (measuring 78 x 95) which allows access to the garage via a part glazed door and casement window to the side. It also houses the heating and filtration pump system for the swimming pool, which we must advise is untested.

### Pool House: (18' 09" x 7' 04") or (5.72m x 2.24m)

A wide veranda with a run of multi pane windows together with an entrance door.

### Lounge Area: (7' 03" x 18' 08") or (2.21m x 5.69m)

A versatile space which could be used for storage purposes or as a relaxation lounge.

### Changing Room: (10' 06" x 7' 03") or (3.20m x 2.21m)

Multipane glazed window to front elevation.

### Kitchen Utility Area: (5' 03" x 4' 04") or (1.60m x 1.32m)

single drainer sink unit with cupboards beneath and shelving above, part tiled surrounds.

### Shower Room WC: (5' 06" x 4' 07") or (1.68m x 1.40m)

### Garage/Store Room: (21' 07" x 7' 08") or (6.58m x 2.34m)

Offering plenty of scope for conversion (subject to local authority permission) this sizeable garage includes twin wood panel doors to the front elevation, ceiling strip lighting, wall mounted boiler, fitted worktop with inset single drainer sink unit and mixer taps with cupboards beneath as well as above. There is also plumbing provision for a washing machine, part single glazed door with casement window to side, opening up to a useful covered storage area.



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

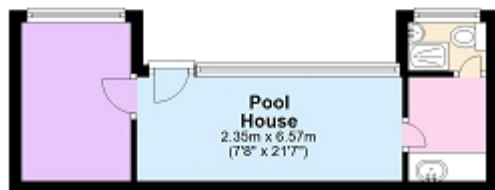
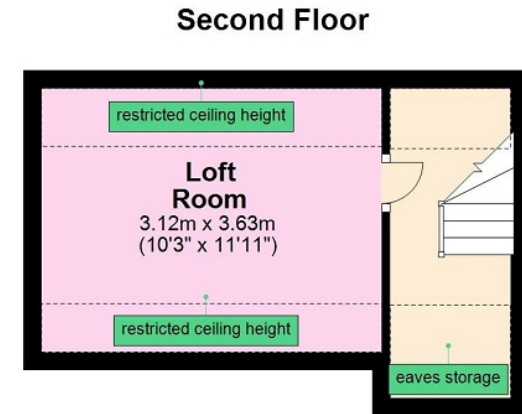
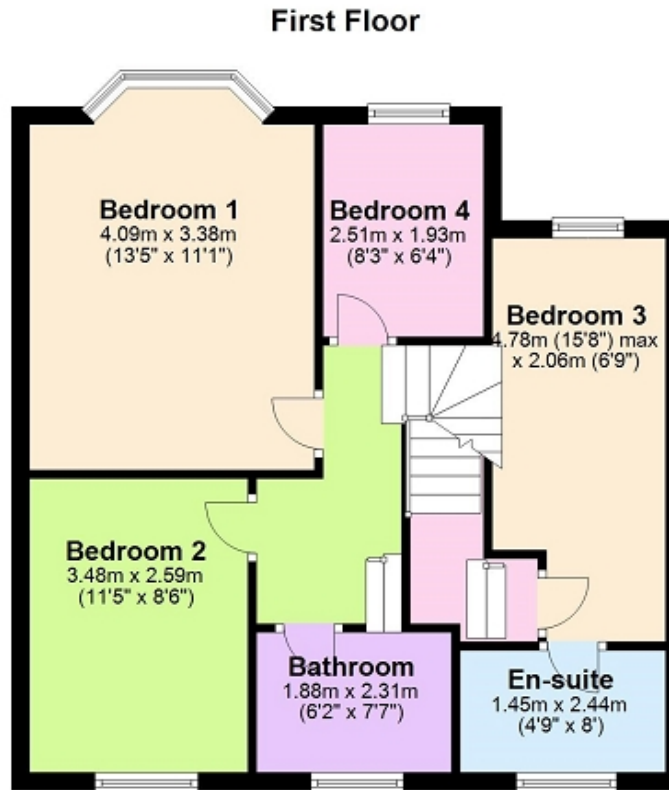
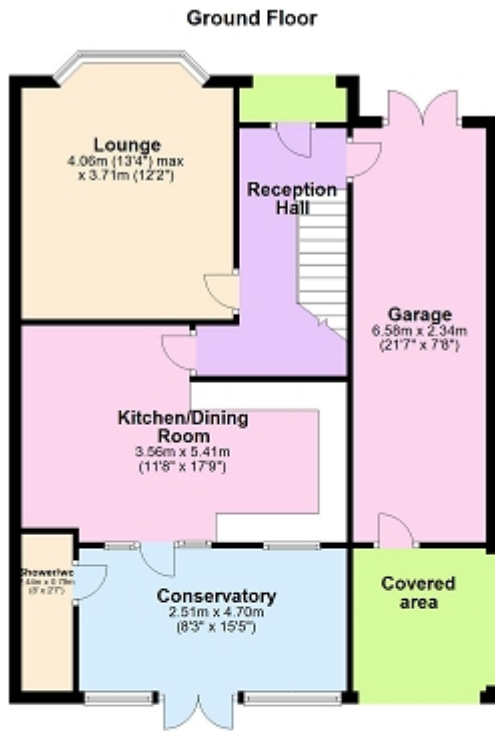


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This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

# McRae's

## McRae's Property Services

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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.



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