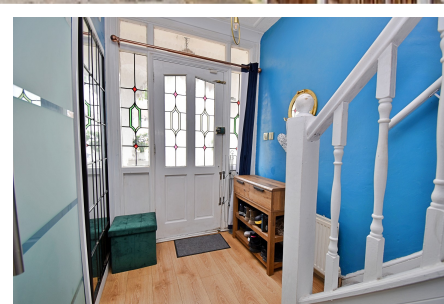
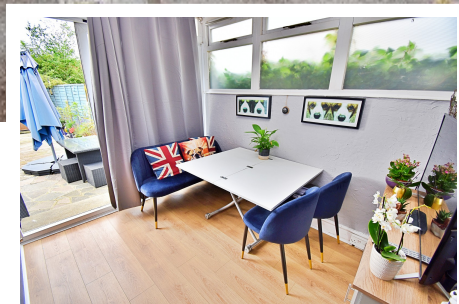


McRae's

Abbotts Crescent, Highams Park, E4 9SB

**A Family House of Considerable Size...
5 Bedrooms, 2 Bathrooms Plus Loft Room...
& Parking for Several Vehicles**



Guide Price £850,000 Freehold

**"A TRULY VERSATILE FAMILY HOUSE...
OFFERING SIZE, SPACE, CONVENIENCE...
& MUCH MORE!!**

This outstanding CLEVERLY EXTENDED SEMI DETACHED HOUSE represents a wonderful opportunity for a large, or maybe extended family, with the existing accommodation currently divided into two separate dwellings, or would easily open up to provide 5 BEDROOM, 2 BATHROOM ACCOMMODATION with generous living space throughout, comfortably meeting the needs of family life!!

The property occupies a highly sought after setting locally, within walking distance of Highams Park village centre with its iconic level crossing, excellent variety of shops, mainline railway service to London Liverpool St. (20 minutes or so), together with highly regarded schooling and some lovely forest walks - all close by.

Entrance:

Arched recess storm porch with panelled entrance door, inner door with leaded light stained glass side and top casements opening to:-

Reception Hall:

Stairs rise to the first floor accommodation, access from here to the lounge and kitchen. Understairs storage cupboard.

Family Lounge: (17' 07" x 13' 08") or (5.36m x 4.17m)

A big open plan family room with splendid bay front elevation being, double glazed with leaded light stained glass style tops, radiator, further encased radiator, power points, coved ceiling and centre rose, wood style laminate flooring, stairs rise to first floor accommodation with useful cupboard beneath.

Kitchen:(11' 08" x 11' 0") or (3.56m x 3.35m)

A superb arrangement of units in a matching design, comprising of wall cupboards on two sides including display cabinet, plenty of worktop space with inset single drainer sink unit, a range of base cupboards and drawers, plumbing/provision for automatic washing machine and dishwasher, part tiled surrounds, power points, hob unit with canopy style hood above, concealing extractor fan, electric double oven, space for fridge freezer, radiator, laminate flooring, opening to:-

Conservatory: (9' 10" x 7' 10") or (3.00m x 2.39m)

Double glazed sliding doors to rear elevation opening to patio terrace and garden, windows to side elevation, radiator, laminate style flooring, power points.

First Floor Accommodation:

Landing:

A return staircase to loft room, wood panel doors give access to each first floor room, laminate flooring.

Bedroom 1:(13' 06" x 11' 02") or (4.11m x 3.40m)

Double glazed replacement bay front elevation with stained glass leaded light style tops, radiator, power points, picture rail.

Bedroom 2:(11' 07" x 10' 0") or (3.53m x 3.05m)

Double glazed casement window to rear elevation, radiator, power points, ceiling coving, wood style laminate flooring.

Bedroom 3:(8' 07" x 6' 03") or (2.62m x 1.91m)

Double glazed window to front elevation with leaded light stained glass style tops, radiator, coving to ceiling, wood style laminate flooring, power points.





Bathroom:

Comprising a panel enclosed bath with mixer taps and wall mounted shower attachment, glazed folding shower screen, fluted pedestal wash hand basin with twin taps, low flush W.C., part tiled walls, radiator, two windows to rear elevation.

Second Floor Accommodation:

Loft Room:(13' 0" x 11' 0") or (3.96m x 3.35m)
with restrictive ceiling height

Velux style roof window, useful eaves storage on two sides, cupboard housing boiler.

Annex:

Kitchen Breakfast Room:(15' 10" x 9' 03") or (4.83m x 2.82m)

Kitchen Area:

An arrangement of wall and base cupboards, worktop surfaces incorporating inset single drainer sink unit, plumbing for automatic washing machine, space for cooker and fridge freezer, cupboard concealing gas boiler, power points, double glazed window to rear elevation plus door to patio garden, open plan to:-

Breakfast Area:

Central heating thermostat control, radiator, ceiling spotlights, part panel walls, double doors conceal a recess storage cupboard.



Lounge: (13' 08" x 12' 10") or (4.17m x 3.91m)

Double glazed window to rear elevation, power points, coved cornice ceiling, , stairs rise to first floor accommodation, panel doors lead off: to:

Bathroom:

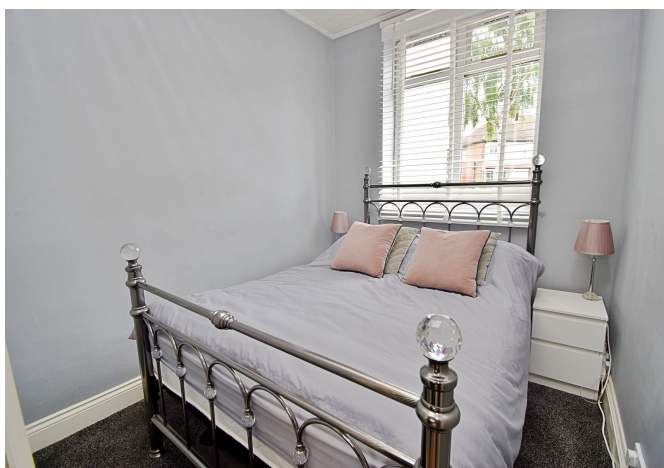
Comprising of panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with twin taps, low flush W.C., radiator, tiled walls, laminate style flooring, double glazed window to side elevation.

Bedroom 1:(11' 09" x 10' 03") or (3.58m x 3.12m)

To Balustrade. Bright dual aspect room with double glazed windows to front and rear elevation, radiator, power points, coved cornice ceiling.

Bedroom or Home Office:(8' 05" x 7' 03") or (2.57m x 2.21m)

Double glazed window to front elevation, power points, fitted double wardrobe unit with top box storage, wood style laminate flooring.





Outside:

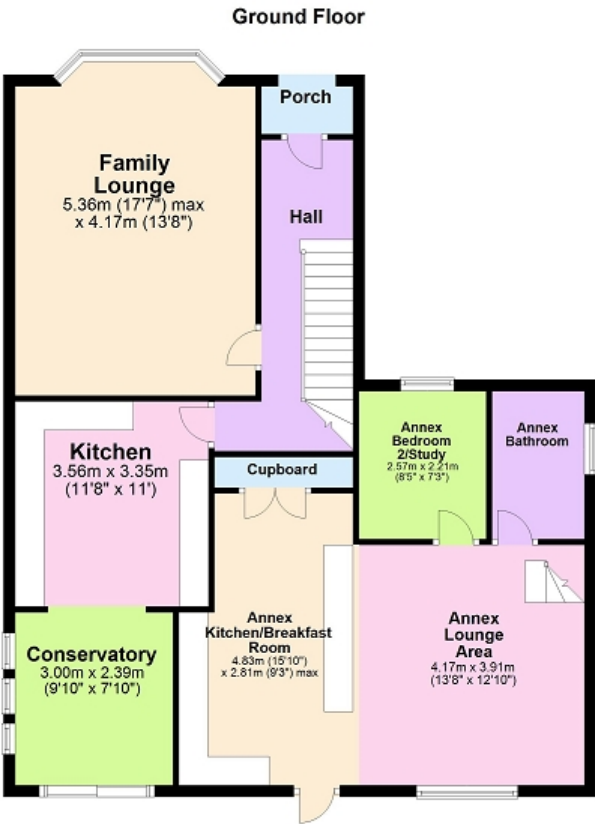
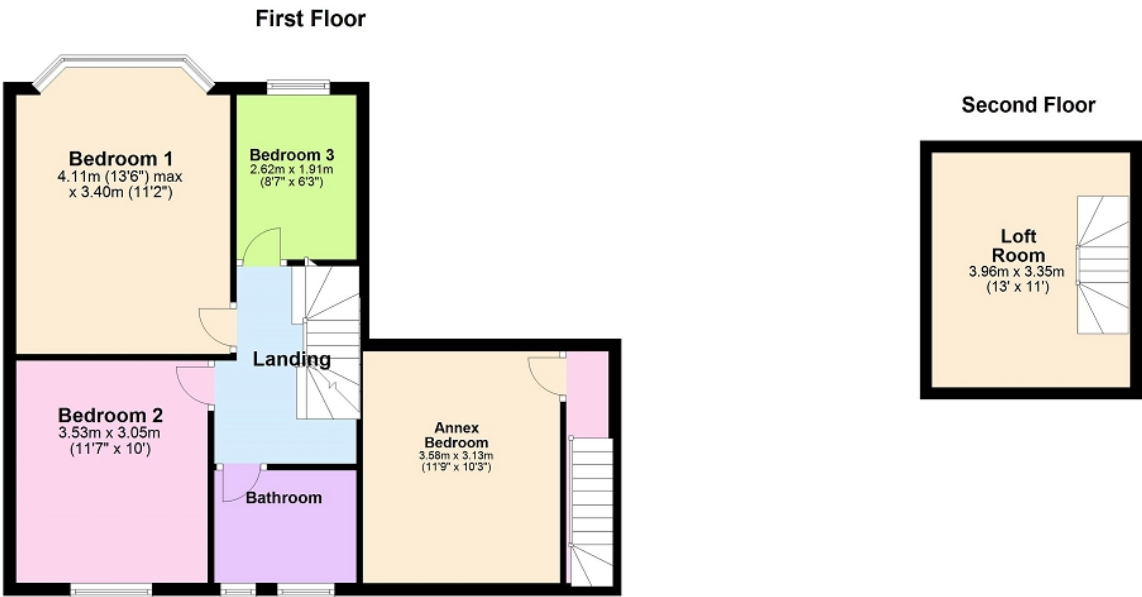
Rear Garden:

Separated into two gardens, one for the main house and a garden for the annexe. South facing, patio terrace, steps down to lawn with raised brick flower and shrub beds on two sides, gate to side providing independent access from the annexe to the front.

Separate Parking

For both the annexe and the property with off street hard standing for several vehicles.





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(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.