# McRae's

Abbotts Crescent, Highams Park, E4 9SB

"Greatly Extended Family Residence...
Includes 3 BEDROOMS, LOFT ROOM...
Separate 2 BEDROOM Annexe, Ample Parking"



Guide Price £899,995 Freehold

# "Extended 3 Bedroom House... Separate 2 Bedroom Self Contained Annex...

Sought after location just off The Avenue and within walking distance of Highams Park Centre which includes a mainline railway station connecting with Liverpool St London (about 20 mins), some excellent shopping facilities and good schools. The property itself has been greatly extended and now includes a porch leading into the main residence, bay fronted lounge, kitchen and conservatory to the ground floor, whilst the first floor features 3 bedrooms and a family bathroom, stairs leading up to the 2nd floor loft space. The Annexe has its own entrance and benefits from kitchen/breakfast room opening to a good size lounge, with a study room - or further bedroom - and bathroom to the ground floor. Stairs rise to a first floor bedroom. There is the added benefit of off road parking both for the main house and separate parking to the side for the Annexe and to the rear a very nice garden.

#### The Main House

#### **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 the loft room, panel doors give access to each first floor room, laminate style 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.

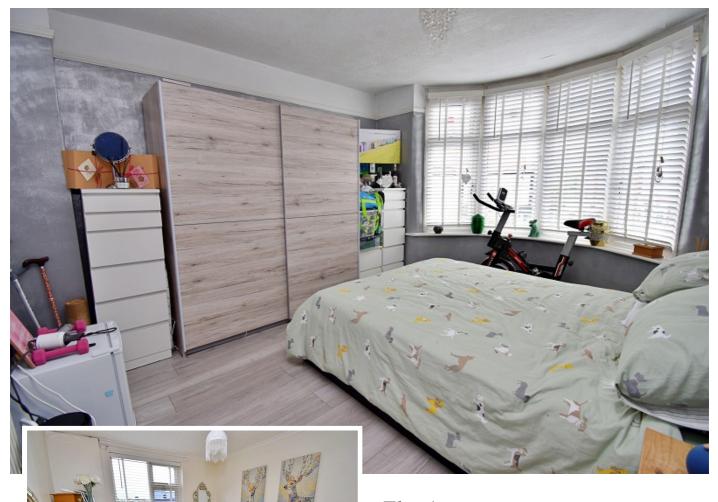
#### **Second Floor Accommodation:**

#### 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.







## The Annex

Kitchen Breakfast Room: (15'  $10\text{"}\ x\ 9\text{'}\ 03\text{"})$  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:-

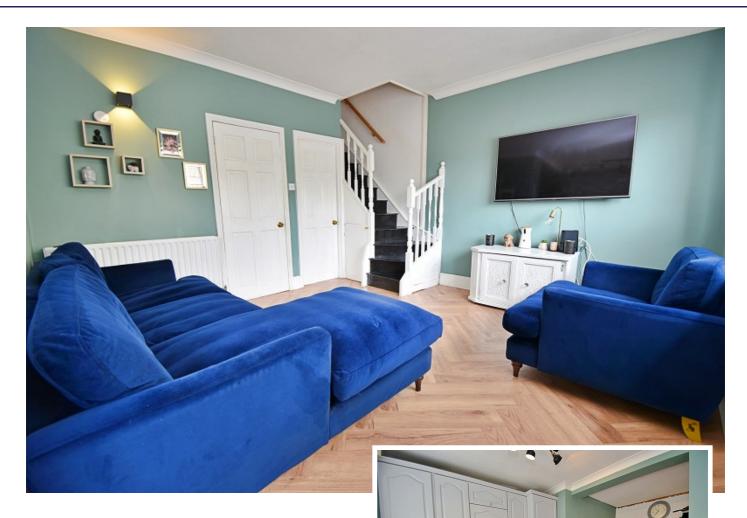
#### **Breakfast Area:**

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:**

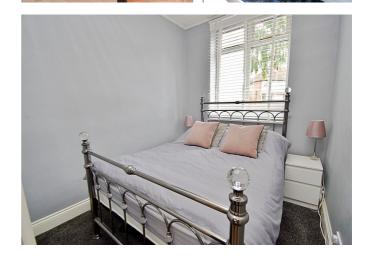
Comprising of panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with twin taps, low flush W.C., radiator, tiled walls, laminate style flooring, double glazed window to side elevation.

#### 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.

# <u>Bedroom or Home Office:</u>(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.









Total area: approx. 157.7 sq. metres (1697.9 sq. feet) This floorplan is for guidance only and is NOT to scale. Plan produced using PlanUp.

### Second Floor Approx. 13.3 sq. metres (143.0 sq. feet)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80)		77
(55-68)	59	
(39-54)		
(21-38)		
(1-20)		
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.









