

McRae's

Warboys Crescent, Highams Park, London. E4 9HR

**“A 3 Bedroom Semi Detached House
Offering Much Potential, Including Scope to Extend
Much Favoured Residential Turning...”**



Guide Price £675,000 Freehold

Set back on one of Highams Park's popular Crescent turnings, this substantial 3 BEDROOM SEMI DETACHED PROPERTY offers a generous amount of living space together with an exciting opportunity for further refurbishment and the doubtless possibility of extensions, in particular the loft space - of course subject to local planning authority approval.

The ground floor accommodation features a reception hall, with access to a spacious 28ft through lounge/dining room, separated by partitioning bifold doors to use as and when required. The kitchen leads through to the conservatory providing easy access to the rear garden and garage. The first floor comprises a unique shaped landing, hatch to the loft space, three good sized bedrooms as well as a bathroom and separate W.C. Outside there is off street parking for two vehicles, side access to a nice size rear garden - ideal for family and children!

This lovely house is conveniently placed for a great range of local shops, schools and amenities as well as various transport links including the mainline train station serving London Liverpool St., Walthamstow Central and the Victoria Line. Highams Park Village is centred around its iconic level crossing, and now bustling shopping parades, including a very large Tesco store. There are some very sought after local schools and it is also worth highlighting some wonderful forest walks, especially around the parkland of Highams Park Lake.

Entrance

Set back from the Crescent, this property is approached across a pavia drive, providing an off street parking facility for two vehicles. To one side, there is a low built brick wall together with an arched wrought iron gate providing access to the rear garden.

Porch (2' 05" x 5' 02") or (0.74m x 1.57m)

A double glazed UPVC storm porch with casement windows to each side leads into a double glazed front door with frosted insets and casement windows to the side and top opens to:

Reception Hall (14' 06" x 5' 07") or (4.42m x 1.70m)

Coved cornice ceiling, understairs storage cupboard with meters, stairs rising to the first floor accommodation, panel and glazed doors provide access to the lounge/dining room and kitchen.

Lounge Area (14' 03" x 14' 02") or (4.34m x 4.32m)

Double glazed window to the front elevation with an outlook along Warboys Crescent, radiator beneath, coving to ceiling, bi-fold partition doors.

Dining Area (15' 01" x 12' 01") or (4.60m x 3.68m)

Sliding patio doors to the rear elevation providing access to the conservatory, radiator to one side, coving to ceiling.

Kitchen (12' 05" x 7' 07") or (3.78m x 2.31m)

Comprises some wall and base units in a matching design, worktop space, double bowl sink unit with mixer tap, space for cooker and fridge freezer, plumbing/provision for dishwasher, wall mounted boiler serving central heating and hot water supply (not tested), part tiled walls, panelled ceiling and double glazed window to the side elevation. Door to:

Conservatory (6' 08" x 19' 02") or (2.03m x 5.84m)

'Lean-To' style conservatory, accessed either via the dining room or the kitchen and providing plumbing/provision for washing machine, two radiators, doors to both the side and rear elevation providing access to the rear patio and garden.

First Floor Accommodation

Landing (11' 06" x 7' 09") or (3.51m x 2.36m)

Double glazed frosted window to the side elevation, access to each bedroom and bathroom off, hatch to loft space.

Bedroom 1 (14' 06" x 11' 06") or (4.42m x 3.51m)

Double glazed bay window to the front elevation with an outlook along Warboys Crescent, radiator to one side, range of fitted wardrobe space.

Bedroom 2 (38' 9" x 39' 8") or (11.80m x 12.10m)

Double glazed replacement window to the rear elevation, with a pleasant view over gardens. Range of fitted wardrobes including top box storage, drawers and cupboards, radiator to one side, coving to ceiling.

Bedroom 3 (8' 07" x 8' 03") or (2.62m x 2.51m)

'Oriel' style window to the front elevation with top casements and decorative insets, radiator beneath, ceiling coving.

Bathroom (7' 02" x 4' 09") or (2.18m x 1.45m)

Suite comprises panel enclosed bath with Victorian style mixer tap and hand held attachment, Wall mounted riser rail, pedestal and wash hand basin with twin taps, storage cupboard, heated towel rail. Frosted double glazed window to the rear elevation.

Separate WC (5' 07" x 2' 04") or (1.70m x 0.71m)

Comprising close coupled wc, tiled walls, frosted double glazed window to the rear elevation.





Outside

Front Garden

Set back from Warboys Crescent with a brick pavia hardstanding, low level wall to one side, gated access to rear garden

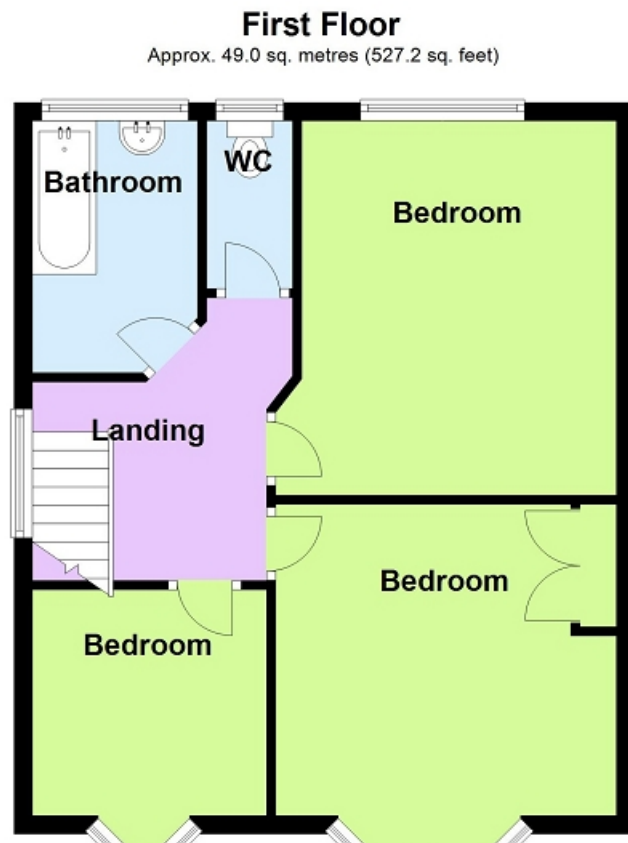
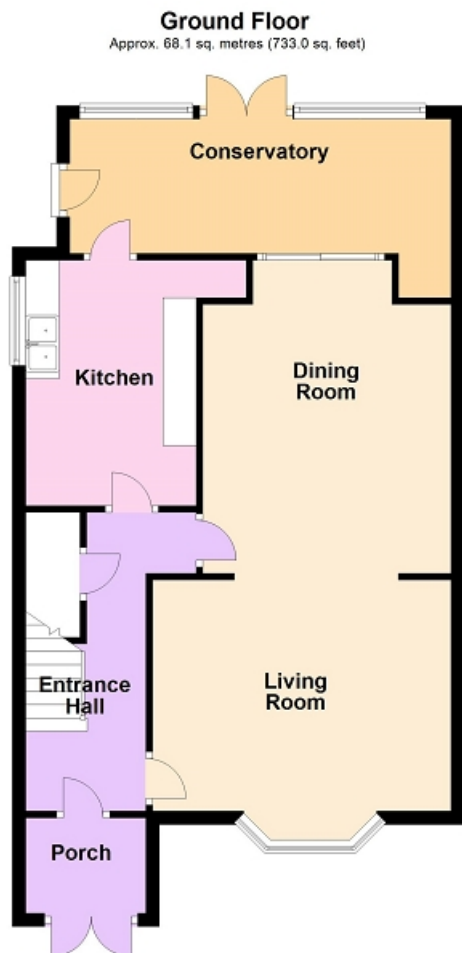
Rear Garden

A good family size garden with a flagstone patio just off the conservatory, gated access to the front of the property, well stocked mature plant and shrub borders either side of an expanse of lawn, path to one side leads to the rear boundary where there is currently a hardstanding and gate provides access to the garage.

Garage (16' 06" x 8' 04") or (5.03m x 2.54m)

With 'Up n Over' door, window to side elevation. Gated access from the rear garden or via Coolgardie Avenue.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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 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.

