

McRae's

Nelson Road, London, Greater London. E4 9AP

3 Bedroom Mid Terrace With Off Street Parking...



Guide Price £585,000 Freehold

Situated in one of South Chingford's most popular locations, this spacious three bedroom mid terrace features off street parking at the front, together with lots of potential to update and re-configure the current layout, if required!

The ground floor includes a nice bright hallway, storage cupboards, a relaxing lounge/living space, plus a larger than average kitchen that allows in plenty of light and colour from the family sized garden!

The upstairs accommodation comprises a hatch to loft space, a landing area giving access to the family bathroom, two double bedrooms, and a further single "Box" bedroom that is currently used as a walk in wardrobe... But could easily be utilised as a home office too!

Access to surrounding transport links, schools and local shopping facilities are all within easy reach.

Entrance

This delightful three bedroom mid terrace house features off street parking to the front of the house and is approached across a brick pavia drive, flanked by planting beds and low built brick walls on either side.

Reception Hall (17' 02" x 5' 03") or (5.23m x 1.60m)

The reception hall comprises coved cornice ceiling, double radiator to the side, wooden style flooring, a wall mounted alarm system (untested), a ceiling rose, together with an entrance door with a double glazed crescent inset plus frosted casement windows to the top and side. This 17 ft long hallway provides access to each ground floor room off, as well as two under stairs storage cupboards, one of which houses the gas and electric meters. Stairs rise to the first floor accommodation.

Lounge (15' 04" x 11' 03") or (4.67m x 3.43m)

A multi pane door opens into this bright family sized lounge, that includes coved cornice ceiling, a double radiator, and double glazed windows to the front aspect with top casements.

Kitchen (14' 09" x 17' 05") or (4.50m x 5.31m)

This super fitted kitchen is accessed via a multi pane door that leads into a tiled under floor heating system (with a wall mounted thermostat) a vast array of wall and base units, incorporating storage cupboards, ceiling down lighters, a built in electric oven and grill, an integrated base level separate fridge and freezer, a five ring gas cooker with pull out drawer space beneath, together with an overhead extractor fan. The boiler is encased in a wall mounted cupboard, next to the single sink unit with drainer and mixer tap. There is also ample worktop space as well as plumbing provision for a washing machine.

Kitchen Cont...

Additionally, there's also further room to allow for free standing tall fridge freezer, a dining table plus a standing work station. Light streams in via the double glazed window to the rear elevation as well as the handy sliding double glazed patio doors to step out in to the lovely rear garden.

Understairs Storage Cupboard

Currently housing the gas and electric meters.

Landing (5' 02" x 5' 05") or (1.57m x 1.65m)

Stairs rise with a side balustrade, to this square shaped landing that leads through to all three bedrooms, the larger than average sized bathroom, plus a handy full length storage cupboard, together with a hatch to loft space.

Bedroom 1 (13' 04" x 10' 01") or (4.06m x 3.07m)

This nicely sized double bedroom includes a panelled door with a top single glazed casement, single radiator, coved cornice ceiling, double glazed windows to the front aspect, providing a lovely view, overlooking the road.

Bedroom 2 (11' 05" x 9' 03") or (3.48m x 2.82m)

A panelled door leads in to a pretty "back bedroom" incorporating a double radiator, double glazed window with top casements allowing a delightful view across the rear gardens and local neighbourhood.

Bedroom 3 (10' 01" x 6' 05") or (3.07m x 1.96m)

A panelled door with single glazed top casement leads into what is currently used as a dressing room, that comprises a single radiator, built-in cupboard space, coved cornice ceiling and double glazed windows to the front elevation with multi- pane top casements.





Bathroom (14' 02" x 7' 04") or (4.32m x 2.24m)

A panelled door with a glazed top casement opens into this larger than average bathroom that features part tiled walls, a wooden style panel ceiling with downlighters, laminate style flooring, a single sink unit with a mixer tap plus cupboard and drawers beneath, splash-back tiles, a built in tiled bath with mixer tap and storage space to the side > To the rear elevation, there is a frosted double glazed window, and to the side, a low flush W.C., and a wall mounted heated towel rail. Behind the entrance door there is a fitted Louvre storage cupboard with a top box, next to this, sits a glass brick divide that allows access to a double shower tray, hand rails and wall mounted shower controls with an overhead shower attachment.

Rear Garden

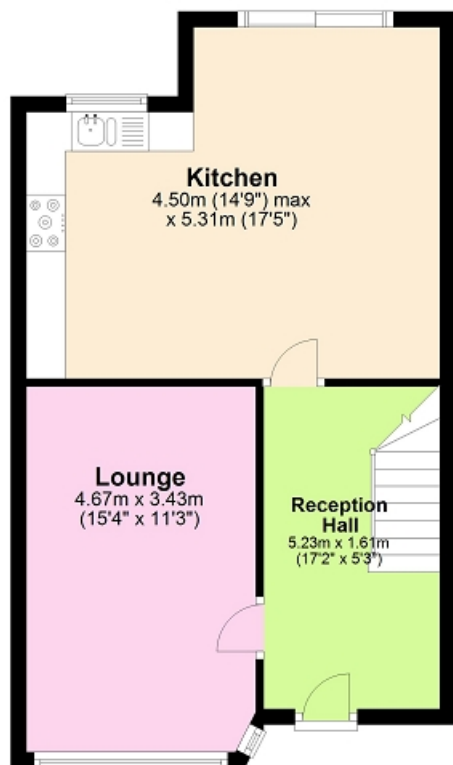
This delightful rear garden has a lovely patio area, which is just perfect to relax and sit out in. To each side of the garden there are planting beds together with a sizeable lawn to enjoy. Further down, at the far end, there is a another concrete tiled sitting/eating area which is nice and secluded, and leads up to a handy power connected "wooden style" storage shed with glazed windows.

EPC Rating: C

Council Tax Band: D



Ground Floor



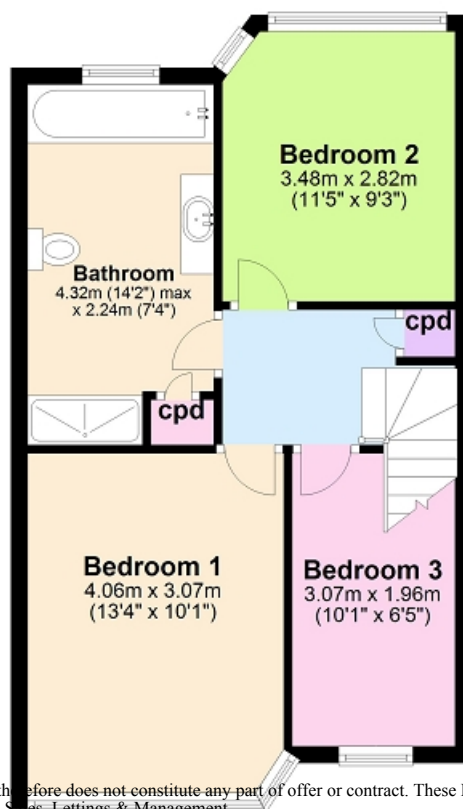
This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(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.

First Floor



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.

