

# McRae's

**Manor Farm Drive, Chingford, London. E4 6HH**

**4 Bed, 2 Bathroom End Of Terrace...  
Plus Loft Space, Integral Workshop & Off Street Parking...**



**Guide Price £725,000 Freehold**

**Situated on the popular Friday Hill Estate, this larger than average 4 bedroom, 2 bathroom end of terrace incorporates all the accommodation you could need for modern day family life - as well as having the luxury of off street parking to the front, for at least two vehicles.**

**The ground floor accommodation comprises a modern and very spacious lounge that leads through to a stunning 25ft fitted Kitchen/Dining area incorporating a superb amount of storage! The first floor layout includes a landing, four good sized bedrooms, a family bathroom, a separate shower room and W.C., together with a pull down hatch and ladder that gives access to a super loft space.**

**To the rear of the house is a well maintained rear garden, and to the side is a versatile and very useful workshop! This ready to move into property is well within walking distance to the local schools, forest land and Chingford Hatch shopping facilities.**

**Meanwhile, North Chingford and Highams Park mainline train station both facilitate easy commuting to central London from this location, and the M11 is just a short drive away.**

**CALL NOW TO VIEW!**

#### **Entrance:**

This spacious end terrace house is approached across a dropped kerb, leading up to low built walls, a hedge, two red brick pillars (with integrated lights) and a brick pavia front drive, that provides off street parking for approximately two vehicles. Further up, is the wall mounted gas meter, the front access door to the workshop, and the UPVC porch that has a leaded light style double glazed door with casements to either side.

#### **Porch: (2' 09" x 6' 10") or (0.84m x 2.08m)**

Includes tiled flooring that opens up to a panelled UPVC door with a leaded light style frosted double glazed inset.

#### **Lounge: (20' 08" x 15' 09") or (6.30m x 4.80m)**

This contemporary and stylish family sized lounge offers a luxurious and versatile amount of living space for everyone to enjoy! Additional benefits include a coved cornice ceiling, a double glazed window to the front elevation, stairs that rise to the first floor accommodation, ceiling down lighters, a storage cupboard that houses the electric meter at the bottom of the stairway, vinyl laminate flooring, a built in ceiling speaker system (untested), modern fitted shelves and base cupboard units to the side wall with an alcove space available, to mount a television. Additionally, there are two useful understairs cupboards and two double glazed windows to the rear elevation with a UPVC part glazed door to the rear garden, that sits in between.

#### **Kitchen Dining Area:(25' 02" x 11' 0") or (7.67m x 3.35m)**

This stunningly designed 25ft family sized kitchen is every budding chefs dream! Decorated in neutral, yet stylish hues of grey, this contemporary culinary space features tiled flooring, coved cornice ceiling, ceiling downlighters, part tiled surrounds, worktop space, a large range of soft close grey gloss wall units (one of which houses the boiler) plus further base cupboards and drawers below, providing all the necessary storage needed for modern day living.

#### **Kitchen Cont...**

There is also plumbing provision for a washing machine, a tumble dryer and a dishwasher, as well as a single sink unit with drainer and mixer tap plus a double glazed window with side and top casements to the rear elevation. To one side, there is an integrated fridge freezer, storage cupboards, plus a wine cooler and to the other side of the kitchen, there is a five ring gas hob with an overhead extractor fan, a built in electric oven, grill and microwave with storage above, as well as below. Additionally to the front elevation, there are leaded light style double glazed windows with casements to the front, plus a double radiator beneath. Lastly, there is a storage alcove the side wall and plenty of room to entertain family and friends, with ample space for them all to gather around a large dining table.

#### **Landing: (7' 03" x 9' 04") or (2.21m x 2.84m)**

The landing comprises a coved cornice ceiling, a double glazed window to the rear elevation that overlooks the neatly kept garden, ceiling downlighters, access to the each of the four, generously proportioned bedrooms, the family bathroom, a shower room, plus a separate W.C., together with a pull down ladder to what is currently being used as a loft storage space - but equally has the potential for conversion, into a 5th bedroom (subject to local authority permission).

#### **Bedroom 1: (11' 05" x 10' 09") or (3.48m x 3.28m)**

Coved cornice ceiling, a single radiator, fitted cupboard to the front elevation, plus two leaded light style double glazed windows with top casements that provide a beautiful dual aspect view overlooking the local neighbourhood.





**Bedroom 2: (11' 02" x 8' 04") or (3.40m x 2.54m)**

This bedroom features a coved cornice ceiling, fitted storage cupboards and a leaded light style double glazed window to the front elevation, with a single radiator beneath.

**Bedroom 3: (9' 04" x 14' 03") or (2.84m x 4.34m)**

This "Back" bedroom includes coved cornice ceiling, a single radiator, ceiling down lighters and double glazed windows with side and top casements, that provide a lovely view over the rear garden.



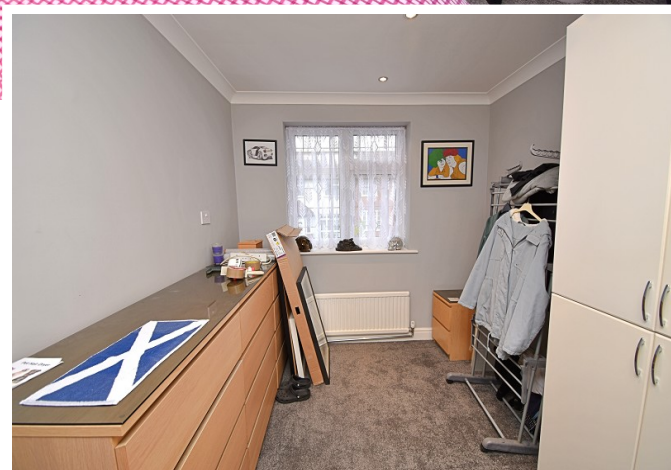
**Bedroom 4 / Home Office: (6' 01" x 7' 09") or (1.85m x 2.36m)**

This bedroom features a coved cornice ceiling, a leaded light style double glazed window to the side elevation, a built in work desk with integrated cupboards and shelving to the side. Currently being utilised as a home office/study, this versatile space could easily be re-configured back into a bedroom, if required.



**Family Bathroom: (8' 02" x 8' 03") or (2.49m x 2.51m)**

This beautiful family bathroom features a coved cornice ceiling, fully tiled walls, built-in storage drawer/linen cupboards, tiled flooring, a low flush W.C., a white bath with a tiled surround and cubed mixer shower controls, a wall mounted towel rail and tall radiator, a single sink vanity unit with mixer tap, base units and drawers beneath, together with integrated downlighters, a cupboard and shelving above, plus a leaded light style double glazed frosted window to the front elevation.



**Separate WC: (4' 08" x 2' 04") or (1.42m x 0.71m)**

Linoleum flooring, coved cornice ceiling, low flush W.C., frosted double glazed window to the rear elevation with built-in glass shelves and a ceiling down lighter.



**Shower Room: (2' 09" x 7' 08") or (0.84m x 2.34m)**

This smartly presented shower room includes fully tiled walls, coved cornice ceiling, a chrome style shower cubicle and tray with an air vent beneath, a pull out clear screen, a wall mounted electric shower with overhead attachment, plus an additional sunken toiletry shelf to the side.

To the side elevation, there is a frosted double glazed window, an air vent, and to the other side, sits a wall mounted heated towel rail, plus a handy, built in recessed toiletry cupboard.



**Loft Space:**

This area is boarded, power connected with down lighters and has two double glazed Velux windows, one to the side and one to the rear.

**Workshop: (19' 06" x 15' 09") or (5.94m x 4.80m)**

This spacious, power connected workshop facility could have a number of versatile uses - for all the family! Exit and entrance can be accessed via a door to the front and double glazed doors to the rear.

**Rear Garden:**

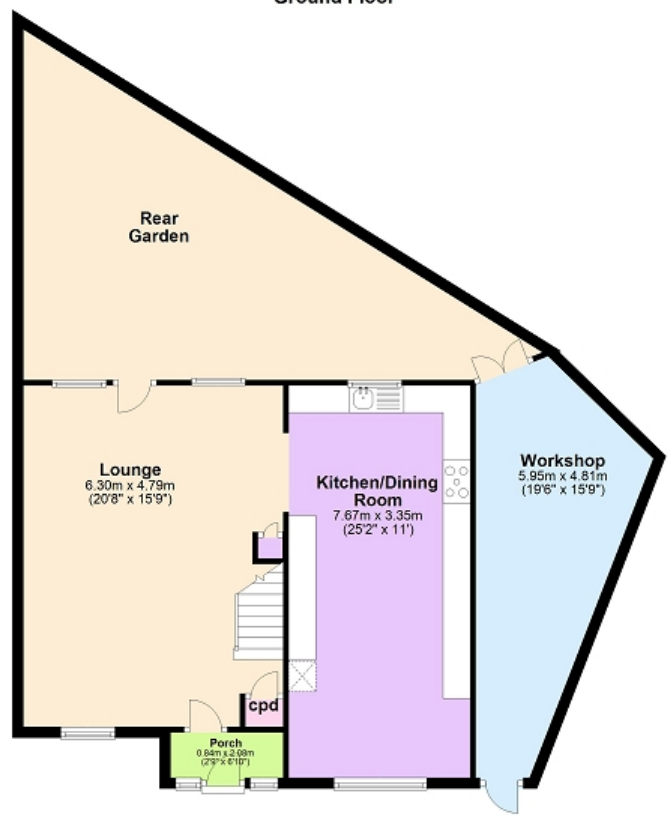
Triangular in shape, this delightful rear garden is perfect for relaxing and entertaining in! It features a lovely corner decking area, edged with roped wooden posts, that leads down to the well maintained lawn and the tiled patio area that allows access to the workshop.

EPC Rating: C

Council Tax Band: D

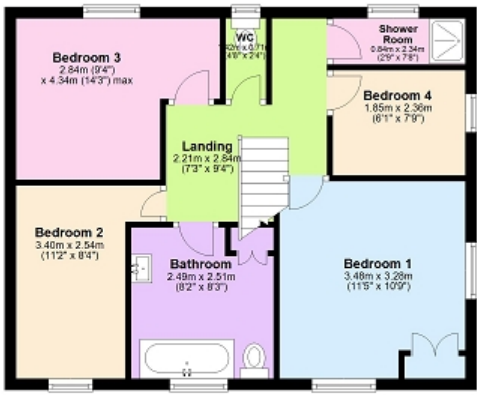


Ground Floor



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

First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

