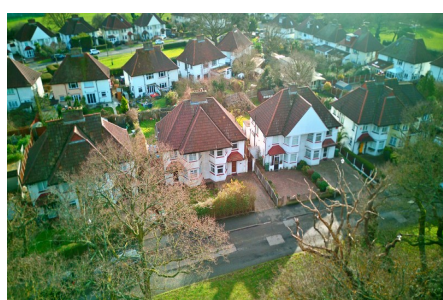


McRae's

Inks Green, Highams Park, E4 9EL

**“A Distinctive Looking Semi Detached House...
With 3 Bedrooms & A Forest View!”**



Guide Price £660,000 Freehold

An Outlook That Is Unlikely To Change....

Within A Conservation Area, Facing The Forest !

Set on the borders of Chingford and Highams Park within a Conservation Area facing forest land, this **SUBSTANTIAL FAMILY HOUSE** offers plenty of living space, together with 3 bedrooms and a nice big garden! Within a short distance Highams Park Village Centre provides a wide range of facilities including a Tesco superstore, a variety of Cafes and restaurants and a mainline station connecting with London Liverpool St., Walthamstow Central and the Victoria line. Ever popular local schools are within walking distance together with some delightful forest walks in a location that is unlikely to change!

The house offers in interesting internal layout, retaining its bay fronted lounge with wood burning stove, an open plan kitchen dining room across the back of the property and reception hall to the ground floor. The first floor includes 3 good size bedrooms and a modern bathroom wc. There is undoubted potential to extend this property subject to usual planning permissions being granted. The outside includes off street parking to the front, a generous side access then leads through to a larger than average rear garden, ideal for children!

Entrance

The property is set back from Inks Green and approached across a brick pavia drive towards a recess porch with overhang canopy and hardwood door opening to:

Reception Hall (11' 02" x 5' 09") or (3.40m x 1.75m)

Double glazed window to the side elevation, stairs rise to the first floor accommodation with useful cupboard beneath, radiator to one side, wood flooring. From here there is access to the lounge and kitchen leading off.

Lounge (15' 0" Max x 11' 08") or (4.57m Max x 3.56m)

A lovely wide bay to the front elevation with leaded light double glazed windows, view towards forest, double radiator beneath. A recess fireplace with wood burning stove and slate style hearth, wood flooring, power points, ceiling coving.

Kitchen Dining Room (10' 0" Max x 18' 0") or (3.05m Max x 5.49m)

Kitchen Area

Double glazed window to the rear elevation, beneath which is a solid wood worktop , inset "Butler style" sink unit and mixer taps, plumbing/provision for automatic washing machine, fitted 5 burner gas hob with concealed extractor fan above and oven beneath. Range of units in a matching finish, double glazed door and windows leading to the side and rear garden. Shelved pantry cupboard with small window, ceiling coving, space for fridge freezer etc., range of downlighters. Open plan to:

Dining Area

Wood flooring, double glazed sliding patio doors to the rear elevation leading to the garden, radiator, power points. Archway through to the lounge.

First Floor Accommodation

Landing (7' 05" x 8' 02") or (2.26m x 2.49m)

Approached from the ground floor with a return staircase and half landing, above which is a tall double glazed replacement window providing much natural light. The landing area has stripped wood floorboards, panel doors provide access to each room off and there is a hatch to the loft space.

Bedroom 1 (16' 04" Max x 9' 09") or (4.98m Max x 2.97m)

into Bay

A nice size main bedroom with a lovely wide bay fronted elevation having double glazed leaded light style replacement windows and a delightful outlook immediately towards forest land, radiator, power points, ceiling coving.

Bedroom 2 (12' 0" x 10' 10") or (3.66m x 3.30m)

Another good double bedroom, having double glazed replacement windows to the rear elevation with a sunny south facing aspect over gardens. Radiator below, power points, ceiling coving.





Bedroom 3 (8' 08" x 7' 09") or (2.64m x 2.36m)

A dual aspect room with double glazed replacement windows to both the front and side elevation, again to the front overlooking forest, radiator, power points, bulkhead storage cupboard which also houses gas boiler serving central heating and hot water supply.



Bathroom (7' 09" Max x 8' 0" Max) or (2.36m Max x 2.44m Max)

A contemporary bathroom with a panel enclosed bath, twin taps, hand held and fixed head shower fittings, glazed side screen, vanity wash hand basin with pull out drawer units, mixer taps above, low flush wc, part ceramic tiled walls, upright chrome ladder style radiator towel rail, two double glazed windows to the side elevation, range of ceiling downlighters.



Outside

Rear Garden

A rear garden of great size, depth and width, with a really spacious brick pavia style patio - the whole area offering huge potential! Steps down lead to a lawned area, which is SOUTH FACING. A wide pedestrian side access, which is gated. Leading to:

Front Garden

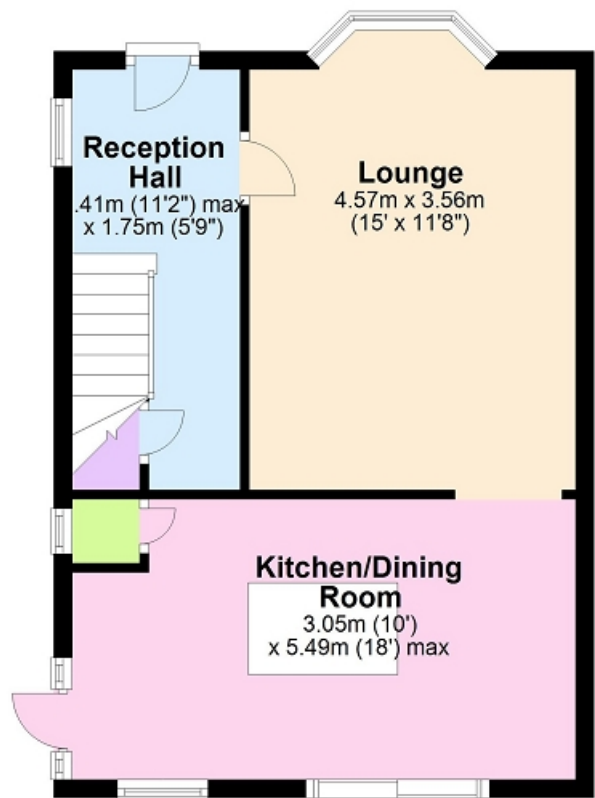
Provides off street parking with a brick pavia style drive, set behind a mature privet hedge immediately facing the forest.

Local Authority & Council Tax Band

London Borough of Waltham Forest
Council Tax Band D

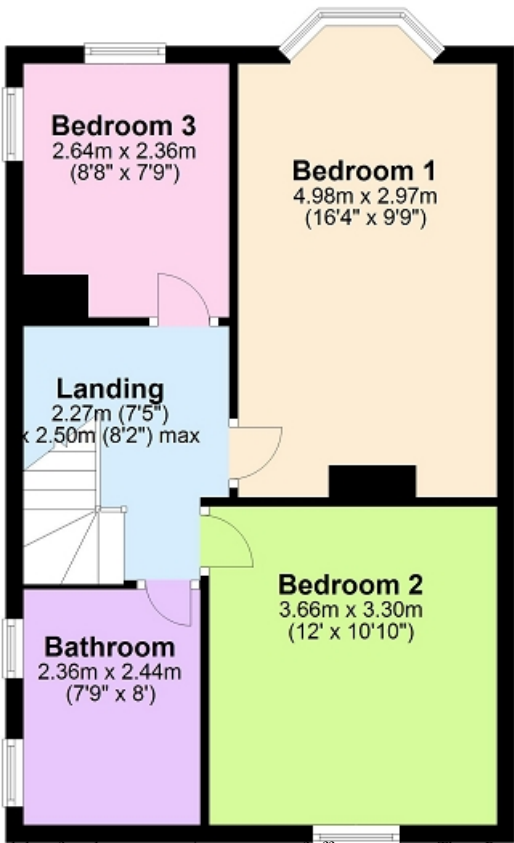


Ground Floor



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+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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.