

# McRae's



Betoyne Avenue Chingford E4 9SG

Guide Price:  
£850,000 Freehold



“An Incredibly Versatile Family House,  
Extended To Provide 4 Bedrooms 2  
Bathrooms And Outside A Brilliant 21ft  
Studio Workshop!”

**Entrance:**

The property is set back from Betoynie Avenue approached by a central garden path between two front hedgerows leading to a recessed storm porch having a panel door with glazed insets opening to:

**Reception Hall: (13' 0" x 5' 09" Max) or (3.96m x 1.75m Max)**

A nice size with stairs rising to the first floor accommodation, double glazed replacement window to the side elevation, range of recess shelving to the front and a radiator to one side, exposed wood flooring, central heating thermostat, useful stairway storage cupboard which also houses meters. Panel doors provide access to each ground floor room and:

**Cloak Room: (3' 0" x 4' 05") or (0.91m x 1.35m)**

This comprises a low flush wc, neatly fitted vanity wash hand basin with chrome mixer tap to one side includes a storage cabinet under, wood flooring.

**Sitting room: (15' 0" Max x 12' 03") or (4.57m Max x 3.73m)**

Again, enjoying a wide bay to the front elevation with double glazed replacement windows having leaded light style tops overlooking the front garden and Betoynie Avenue beyond, a feature ornate tiled fireplace with mantel and raised hearth, inset grate (not live) and to either side of the fireplace custom fitted

storage base units. High skirting, power points, picture rail, ceiling coving.

**Open Plan Living Dining Kitchen Space: (20' 0" x 18' 0" Max x 15' 0" M) or (6.10m x 5.49m Max x 4.57m Min)**

A wonderful open plan family living space with plenty of natural light and with direct access on to the patio and rear garden terrace.

**Kitchen Area**

Set to one side a range of custom fitted cupboards include wall and base units facing a central breakfast bar island which also includes a single bowl sink unit, drainer, chrome mixer tap and plumbing/provision for washing machine/dishwasher with further cupboard space. Further integrated appliances include a larder fridge, upright freezer and again additional cupboards.

**Living Dining Area**

Runs to the side and across the back of the house and here there are two ceiling Velux style double glazed windows and bi-folding doors opening up on the raised decking patio and gardens with a west facing aspect. In one corner a large walk-in utility cupboard with plumbing for washing machine, fitted range of shelving.

**First Floor Accommodation:**

**Landing: (11' 03" x 6' 10") or (3.43m x 2.08m)**

The landing space is well lit having a large double glazed picture window with top openers to the side elevation proving much natural light. From here there is a return staircase rising to the second floor accommodation, panel doors provide access to each bedroom, power points, two fitted storage cupboards, one being shelved for linen, picture rail.

**Bedroom 2: (14' 09" Max x 11' 0" Max) or (4.50m Max x 3.35m Max)**

This bedroom enjoys a very wide bay to the front elevation having double glazed replacement windows with leaded light tops and an outlook on to the Avenue. There is a shaped single panel radiator, numerous power points, exposed painted floorboards with high skirting, picture rail and to the side elevation a full width arrangement of fitted wardrobe cupboard space - floor to ceiling.

**Bedroom 3: (14' 0" x 11' 0" Max) or (4.27m x 3.35m Max)**

A nice big double bedroom with to the rear elevation, double glazed replacement windows having a west facing outlook across gardens and beyond! Radiator high skirting, power points, picture rail, exposed painted floorboards, fitted wardrobe cupboards to one side of the fire breast offering plenty of storage space - floor to ceiling.

**Bedroom 4: (8' 0" x 7' 0") or (2.44m x 2.13m)**

A traditional Oriel style bay to the front elevation having double glazed replacement windows with leaded light tops and an outlook on to the Avenue. Radiator, high skirting, power points.

**Bathroom: (5' 08" x 6' 10") or (1.73m x 2.08m)**

A white suite comprising panel enclosed bath with chrome mixer tap, together with an independent shower fitting, close coupled wc, vanity wash hand basin with chrome mixer tap, part ceramic tiled walls, extractor fan, ceiling downlighters, upright chrome ladder style radiator towel rail. Double glazed window to the rear elevation.

**Second Floor Accommodation:**

**2nd Floor Landing: (3' 0" x 5' 07" Max) or (0.91m x 1.70m Max)**

Approached from a return staircase to the first floor and having to the side elevation a double glazed replacement window, useful shelved storage cupboard and door to:

**Master Bedroom: (16' 03" x 11' 03" Max x 8' 4" ) or (4.95m x 3.43m Max x 2.54m Min)**

Includes areas of restricted ceiling height

A brilliant size, well lit, having double glazed double doors and a Juliette balcony to the rear elevation and a delightful west facing aspect of surrounding gardens and in the distance Larkswood! Two double glazed Velux style windows to the front elevation, full width range of eaves storage space with further fitted cupboards to one side, radiator, numerous power points, ceiling downlighters, ceiling downlighters. Panel door to:

**En Suite: (5' 05" x 6' 05") or (1.65m x 1.96m)**

A contemporary suite in white comprises a corner entry shower cubicle with tiled walls, fixed head shower, close coupled wc, vanity wash hand basin with chrome mixer tap and pull out drawer beneath, tiled flooring, chrome ladder style heated radiator towel rail, extractor fan, double glazed replacement window to the rear elevation.

**Outside:**

Rear Garden

A manageable size featuring a spacious split level raised patio decking with a pathway to one side leading to the rear studio workshop and garden areas, including a further raised decking area catching the afternoon sun! From here there is a service door the garage facility. Outside power point and lighting.

Front Garden

Small front garden retained by a boundary wall with hedging providing privacy. Shared driveway access provides access to a small single garage facility.

**Workshop Studio: (12' 06" Max x 22' 0" x 9' 4" M) or (3.81m Max x 6.71m x 2.84m Min)**

A fully self contained facility adapting itself to many possibilities, currently used as a workshop combining a separate studio area with double glazed windows to the front, power and light connected and double glazed window to the rear. In the current climate this is a first class Home Office facility with the possibility of separate side access from the front of the house.

**Garage: (15' 05" x 7' 10") or (4.70m x 2.39m)**

Double doors to front elevation and service door to the side opening on to the rear garden.





## Betoyne Avenue , Chingford . London. E4 9SG



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Floorplans are for guidance only and are not to scale



# McRae's

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