

McRae's

Kings Head Hill, North Chingford, E4 7LY

***“5 Bedrooms, 2 Reception Rooms
Spacious Family Home”***

Very Close To North Chingford Amenities & Station!”



£3,000 Monthly

A larger than average 5 bedroom Mid Terrace Family Home. Excellent location for the North Chingford mainline railway station connecting with Liverpool St London (about 25 mins), via Walthamstow Central and the Victoria Line, shopping facilities and excellent schools. The property itself has been greatly extended to both the ground floor and loft space and now includes a reception hall, larger than average bay fronted lounge, further dining room, kitchen and store room, utility room and cloakroom wc to the ground floor, whilst the first floor features 4 excellent bedrooms and a shower room/wc. To the second floor there is a further enormous bedroom. Outside, there is a garden to the front and a good family size garden and patio to the rear. The property is available immediately and is being offered unfurnished.

Entrance

Set back from Kings Head Hill the property is approached along a pathway with flower borders and lawn to either side.

Reception Hall (18' 08" x 6' 0" Max) or (5.69m x 1.83m Max)

A sizeable reception hall with stairs rising to the first floor accommodation, understairs storage cupboard also housing meters. Doors to each room off.

Lounge (17' 06" x 14' 09") or (5.33m x 4.50m)

Main reception room with a wide bay to the front elevation, original feature fireplace (not live), radiator to one side, wood flooring.

Dining Room (14' 09" x 11' 04") or (4.50m x 3.45m)

A second spacious reception room with double glazed double doors and casement windows to the rear elevation, wood flooring.

Kitchen (13' 11" x 12' 03" Max) or (4.24m x 3.73m Max)

Range of wall and base units in a matching design, incorporating electric hob, oven beneath and extractor fan above, single bowl sink unit with mixer tap, wall mounted boiler serving central heating and domestic hot water, upright fridge freezer, wood flooring, radiator, door to a useful walk in store cupboard. Door to:

Cloakroom (7' 07" x 3' 05") or (2.31m x 1.04m)

Close coupled wc, wall mounted basin with taps, small upright ladder style radiator towel rail.

First Floor Accommodation

Landing (10' 08" x 8' 05") or (3.25m x 2.57m)

Doors to each bedroom and bathroom off, stairs lead to the 2nd floor accommodation.

Bedroom 1 (17' 05" x 12' 04") or (5.31m x 3.76m)

Wide double glazed bay to the front elevation, feature fireplace (not live), radiator to one side.

Bedroom 2 (13' 04" x 11' 01") or (4.06m x 3.38m)

Double glazed replacement windows to the rear elevation with an outlook over gardens, built in cupboard, radiator to:

Utility Room (11' 02" x 5' 09") or (3.40m x 1.75m)

Worktop to one side, plumbing/provision for washing machine, space for other appliances, door to rear garden.





Bedroom 3 (9' 09" x 6' 04") or (2.97m x 1.93m)

Double glazed replacement window to the rear elevation, radiator beneath, cupboard housing tank.

Bedroom 4 (8' 08" x 8' 04") or (2.64m x 2.54m)

Oriel style double glazed window to the front elevation, radiator to one side.

Bathroom (8' 03" x 5' 03") or (2.51m x 1.60m)

Suite comprises double width shower cubicle, close coupled wc, vanity wash hand basin with storage beneath, upright ladder style radiator towel rail. Frosted window to the rear elevation.

Second Floor Accommodation

Bedroom 5 (13' 03" x 20' 06") or (4.04m x 6.25m)

h two double glazed replacement windows to the rear elevation with far reaching views across gardens, two radiators beneath.

Outside

Rear Garden

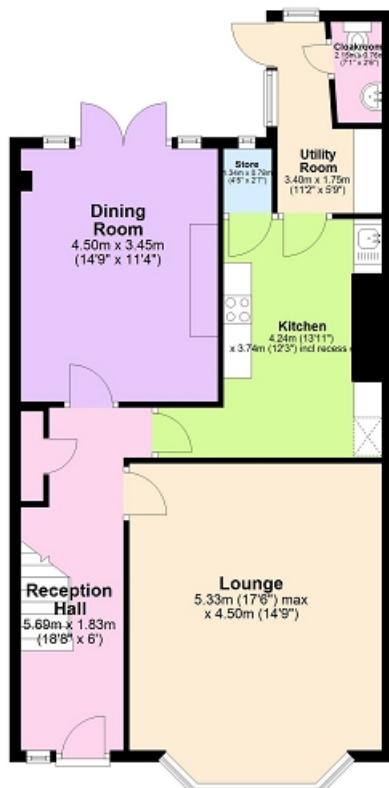
Access is either from the dining room or the utility room, hardstanding patio area and pathway leading to the rear boundary, mainly laid to lawn with flower borders to one side.



12 Kings Head Hill, North Chingford, London. E4 7LY, £3,000 Monthly



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

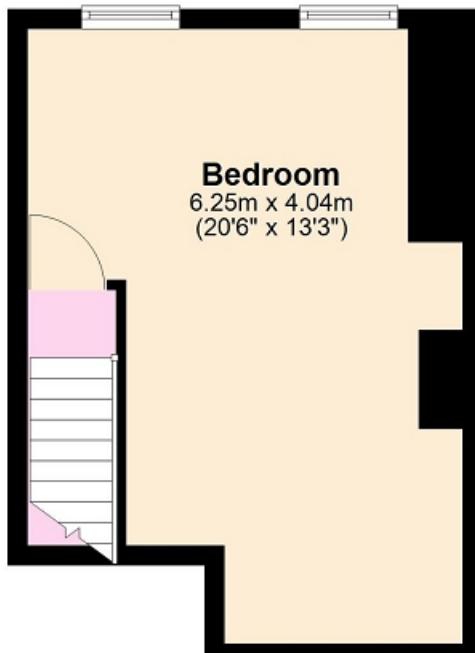
Plan produced using PlanUp.

Energy Efficiency Rating

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

Second 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.