McRae's

Longshaw Road, Chingford, London. E4 6LD

“A 3 Bedroom End Terrace With A Spacious Lounge/Dining Room... Plus Side Access To A "Larger Than Average" Rear Garden!”









Guide Price £530,000 Freehold

Situated on the ever popular Longshaw Road in Chingford Hatch, this three bedroom end of terrace family home offers well proportioned accommodation, a family sized rear garden, plus excellent potential for buyers looking to create their ideal home.

Set behind a mature hedge, the property enjoys a high degree of privacy from the road, with steps leading down to the front entrance and convenient gated side access to the rear garden. The reception hall offers access to all ground floor rooms off, and benefits from a useful built in cupboard plus understairs storage. The stylish lounge/dining room is a generously sized living space, that features attractive "leaded light style" double glazed windows to the front, decorative cornicing and ample room for eating as well as relaxing. Also included, are a ground floor bathroom and kitchen which are currently in need of some updating - However, the latter does feature plenty of wall and base storage units, plus an integrated four ring gas hob with electric oven plus extractor hood above, as well as direct access out on to the rear garden.
To the first floor, are two doubles and a single bedroom, with a separate first floor W.C., in addition to a pull down loft hatch which offers further potential for extension (subject to local authority planning permission). Externally, the generous rear garden is ideal for families and entertaining alike, with a large patio and lawned area. It also features gated pedestrian side access to the front of the property.

Conveniently located within easy reach of a multitude of transport links, together with Chingford Hatchs local shops, cafe's and amenities, the property is also well served by highly regarded local schools, parks and green spaces, making it an excellent choice for families and commuters alike.

Local Authority: London Borough Of Waltham Forest
Council Tax Band: D
EPC Rating: C

Entrance:

This spacious end of terrace is fronted by a large hedge (ensuring plenty of privacy) plus an entrance gate with steps down to the front door and side access to the rear garden.

Hallway: (15' 04" x 5' 06") or (4.67m x 1.68m)

Panel entrance door, wall mounted central heating thermostat, double radiator, dado rail, a full length fitted cupboard with top box above, an understairs storage cupboard (housing the gas and electric meters) plus a double glazed frosted " leaded light style" window to the side elevation, together with access to each ground floor room off.

Lounge Dining Room: (14' 02" x 12' 08") or (4.32m x 3.86m)

This lounge/dining room includes coved cornice ceiling, a dado rail, a built in full length storage cupboard, two ceiling roses, a double radiator and "leaded light" style double glazed windows to the front elevation.

Kitchen: (5' 07" x 13' 05") or (1.70m x 4.09m)

Double doors opens to: part tiled walls, a single radiator, a fitted arrangement of base and wall and cupboards (one of which houses the boiler) together with pull out drawers and a single sink unit with drainer with mixer tap. There is plenty of worktop space available and appliances that include an integrated four ring gas cooker with electric oven beneath, plus an overhead heat extractor.
Additionally there is space for a fridge freezer, plus a part double glazed "leaded light style" door that leads out to the family sized rear garden.

Ground Floor Bathroom: (5' 07" x 4' 09") or (1.70m x 1.45m)

Part tiled walls, panel bath with mixer tap, an overhead shower attachment plus curtain rail. Additionally, there is a built in single wash hand basin with mixer tap and vanity cupboard beneath, together with a single radiator, an air vent, plus a frosted double glazed "leaded light style" window to the rear elevation.

5 Longshaw Road, Chingford, London. E4 6LD, £530,000 Freehold











<u>First Floor Landing:</u> (9' 02" x 5' 07") or (2.79m x 1.70m)

Laminate style flooring, dado rail, ceiling rose, hatch to loft space, plus double glazed frosted "leaded light style" light style window to the side elevation and doors to each of the first floor rooms off.

<u>Bedroom 1:</u> (11' 03" x 8' 03") or (3.43m x 2.51m)

The front bedroom features built in wardrobes, a double radiator and "leaded light style" double glazed windows to the front aspect overlooking the Road below.





<u>Bedroom 2:</u> (9' 02" x 13' 05") or (2.79m x 4.09m)

Dado rail, ceiling rose, built in sliding mirrored wardrobes, a feature fireplace (untested)with an over mantel and hearth, in addition to "leaded light style" double glazed windows that provide a pleasant overview of the gardens and skyline beyond.



<u>Bedroom 3:</u> (8' 06" x 9' 03") or (2.59m x 2.82m)

Laminate style flooring, a single radiator with a built in storage cupboard, plus dual aspect "leaded light style" double glazed windows to the front and side elevation.



First Floor W.C.: **(2' 07" x 5' 08") or (0.79m x 1.73m)**

Dado rail, single radiator, air vent, corner wash hand basin with separate taps and tiled surround, low flush WC double glazed frosted "leaded light style" window to the rear elevation.

Rear Garden:

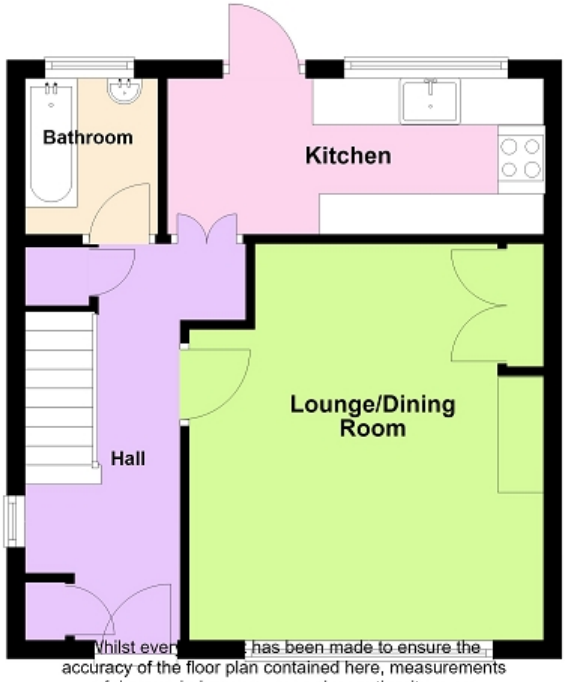
With gated pedestrian side access to the front, this family sized rear garden includes a good sized patio area that is ideal to relax, dine and entertain in, together with the remainder of plot which is laid to lawn with a stepping stone shaped pathway.





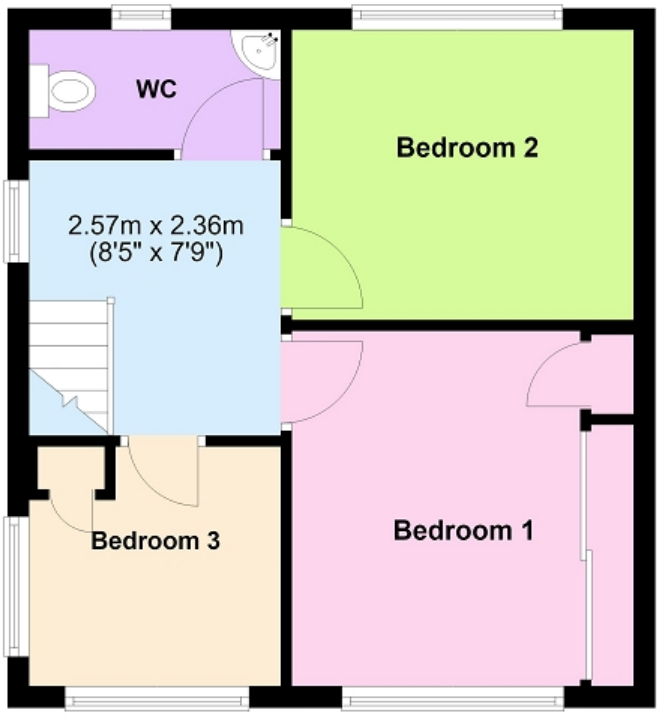
5 Longshaw Road, Chingford, London. E4 6LD, £530,000 Freehold

Ground Floor



Whilst every effort 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.

First Floor



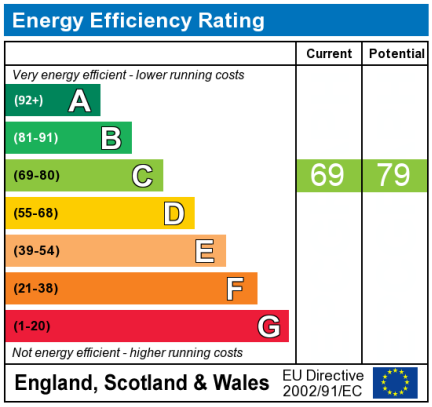
5 Longshaw Road, Chingford, London. E4 6LD, £530,000 Freehold











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.