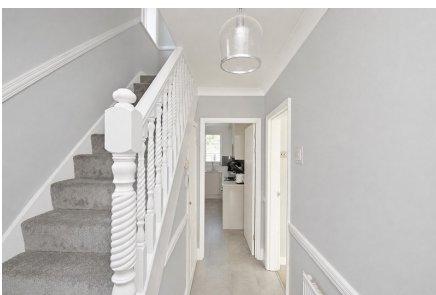


McRae's

Friday Hill East, Chingford, London. E4 6JT

**An Immaculately Presented 3 Bed Semi With An Additional Multi Purpose Room...
2 Bathrooms, A Stunning Garden, Plus OSP For 2 Cars...**



Guide Price £635,000 Freehold

Conveniently placed on Friday Hill East, this impressive and wonderfully presented three bedroom semi detached family residence offers generous proportions, refined interiors and stylish contemporary living. Maintained to an excellent standard throughout, this substantial home further benefits from a versatile additional room - ideally suited as a home office, utility/dressing room or even a nursery, together with two bathrooms and convenient off street parking for two vehicles. Upon entering, you are welcomed into a bright and inviting interior where an immediate sense of space, quality and immaculate presentation is apparent. The beautifully proportioned dining and lounge areas provide an elegant, yet comfortable setting for relaxed family life, whilst also offering an excellent environment for formal entertaining.

There are three well appointed double bedrooms that provide generous and comfortable accommodation, and complementing these is the additional multi purpose room, which offers valuable flexibility and can be adapted to suit a variety of lifestyle requirements. The presence of a first floor bathroom together with a second floor en - suite shower room/W.C., adds a further touch of luxury while providing an invaluable practical benefit for a busy household. The thoughtfully arranged accommodation creates an excellent balance between impressive communal spaces and comfortable private retreats.

Externally there is a family sized garden, ready to enjoy with ample space for a patio, garden furniture and storage, as well as potential for a workshop or summer house (STP if required). The property is ideally placed for access to a wide selection of local shops, amenities and highly regarded schools, in addition to convenient transport links, plus an abundance of forestland and open spaces to explore. Beautifully maintained and ready to move into, this superb home represents outstanding value for families, professional couples or buyers seeking generous and flexible accommodation.

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

<u>Entrance:</u> The property is approached via a block paved driveway that provides off street parking for two cars with a dropped kerb, external lighting and an attractive arched step leading up to the covered entrance porch. A side gate provides convenient access to the rear garden. <u>Hallway:</u> (10' 06" x 5' 09") or (3.20m x 1.75m) A welcoming hallway features ceiling downlighters, an entrance door with double glazed insets, dado rails, a coved cornice ceiling and stairs rising to the first floor accommodation. There is a single radiator and a frosted multipane double glazed window with top casement to the side, in addition to an understairs storage cupboard that currently houses the gas and electric meters, with further useful storage available. <u>Lounge Area:</u> (13' 04" x 12' 01") or (4.06m x 3.68m) A calm and inviting space that features multi pane double glazed doors that open out on to the immaculately maintained rear garden. Further benefits include a coved cornice ceiling, ceiling downlighters, a double radiator, plus built in display recesses. A particularly attractive focal point is the feature fireplace with marble style hearth and overmantel, providing space for a wood burner. <u>Dining Area:</u> (12' 04" x 12' 03") or (3.76m x 3.73m) This bright dining area incorporates ceiling downlighters plus a large bay window with multi pane double glazed windows and top casements. Further features include a coved cornice ceiling, a built in storage cupboard plus stylish recessed display areas.	<u>Kitchen:</u> (13' 01" x 6' 06") or (3.99m x 1.98m) This smartly fitted kitchen has been designed with both style and practicality in mind, comprising a well designed range of glossy wall and base cabinetry, complemented by quartz worktops and excellent drawer storage. Integrated appliances include a full length fridge and freezer, an induction four ring hob with overhead extractor and electric oven beneath, together with space and plumbing for further appliances including a dishwasher and washing machine. Additional features include ceiling downlighters, coved cornice ceiling, tiled flooring, a single radiator plus a single sink with drainer and mixer tap. There are double glazed multi pane windows (with fitted shutters) to the front and side elevations that provide excellent natural light, while a part glazed side door benefits from fitted shutters, a cat flap and provides access to the side of the property. <u>First Floor Landing:</u> (2' 06" x 10' 0") or (0.76m x 3.05m) Stairs rise to the first floor landing, where there is coved cornice ceiling plus a frosted multi pane double glazed window with top casement, that overlooks the side elevation. Further stairs rise to the second floor, in addition to doors providing access to all of the first floor rooms. <u>Bedroom 1:</u> (13' 01" x 8' 03") or (3.99m x 2.51m) A well proportioned bedroom featuring a coved cornice ceiling, a single radiator and multi pane double glazed windows with top casements to the front elevation. The windows are complemented by fitted shutters allowing a pleasant view over the roads below.
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Bedroom 2: (10' 02" x 10' 06") or (3.10m x 3.20m)

A generous double bedroom featuring a single radiator, multi pane double glazed windows with top casements and fitted window shutters, overlooking the rear gardens and skyline. The room also benefits from full length built in sliding mirrored wardrobes, providing excellent room for hanging space and storage.

Multi Purpose Room: (9' 09" x 4' 02") or (2.97m x 1.27m)

This versatile room features a single radiator and multi pane double glazed windows with top casements to the front elevation, enjoying views over the road below. Additional benefits include a built in cupboard housing the boiler, together with additional storage cupboards. This multi purpose space would also lend itself ideally to use as a dressing room, or walk in wardrobe, subject to the potential purchasers requirements.

Family Bathroom: (9' 09" x 5' 04") or (2.97m x 1.63m)

The family bathroom comprises fully tiled walls, a stylish circular wash hand basin with mixer tap set upon a floating shelf, a low flush W.C. plus a recessed multi pane frosted double glazed window to the side elevation. A particularly attractive oval shaped bath is complemented by a freestanding style mixer tap with handheld attachment and thermostat. Further features include ceiling downlighters and a wall mounted heated towel rail.



2nd Floor Landing: (8'6 x 5'2) or (2.59m x 1.57m)

The second floor landing features attractive balustrading, ceiling downlighters, a coved cornice ceiling, plus an area of restricted ceiling height. A Velux style wooden window to the front elevation provides natural light.

Bedroom 4: (16' 04" x 11' 04") or (4.98m x 3.45m)

This spacious top floor bedroom features ceiling downlighters, coved cornice ceiling and Velux style windows to the front elevation. There are areas of restricted ceiling height, together with an en-suite shower room/WC plus a useful eaves cupboard.

There is also ample space for a large double bed and two double door wardrobes, in addition to a double radiator and multi pane double glazed windows with top casements to the rear elevation, that provide a lovely outlook over the local gardens and towards the Forest and skyline beyond.





Shower Room WC: (6' 08" x 5' 04") or (2.03m x 1.63m)

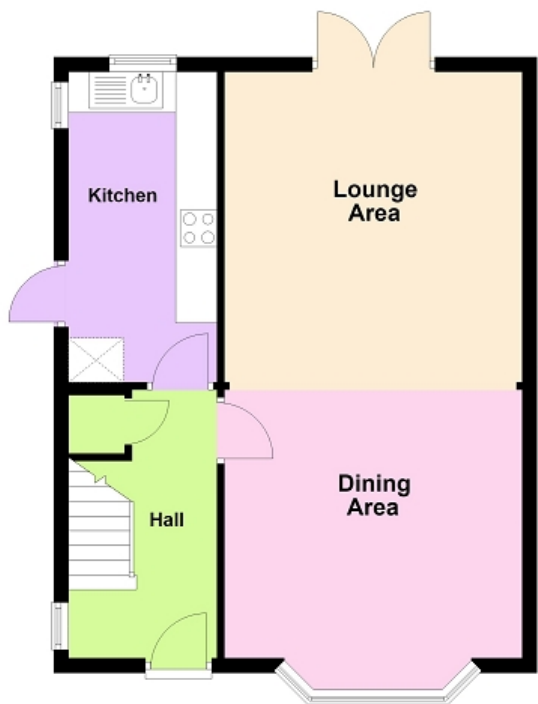
The second floor shower room/W.C. is fitted with coved cornice ceiling, a wall mounted heated towel rail, ceiling downlighters plus an air vent. The suite comprises a low flush WC, a pedestal wash hand basin with mixer tap and a corner shower enclosure. The shower area features attractive part tiled walls, a wall mounted thermostatic shower control with period style tap fittings and an overhead shower spray. A frosted multi pane double glazed window with top casement provides natural light and ventilation.

Rear Garden:

This immaculately kept rear garden offers a generous patio area, providing plenty of space for outdoor furniture and entertaining. Beyond the patio is an attractive artificial lawn, creating a low maintenance garden that can be enjoyed throughout the year. A small storage shed is positioned towards the far end of the garden, providing useful additional storage.

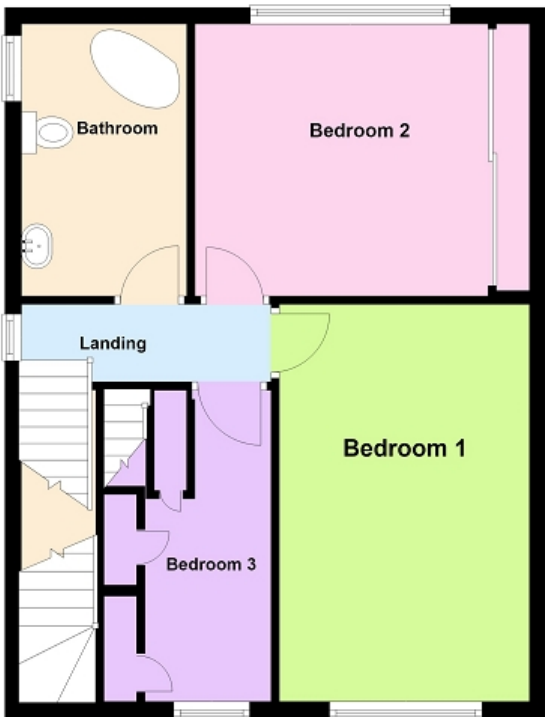


Ground Floor

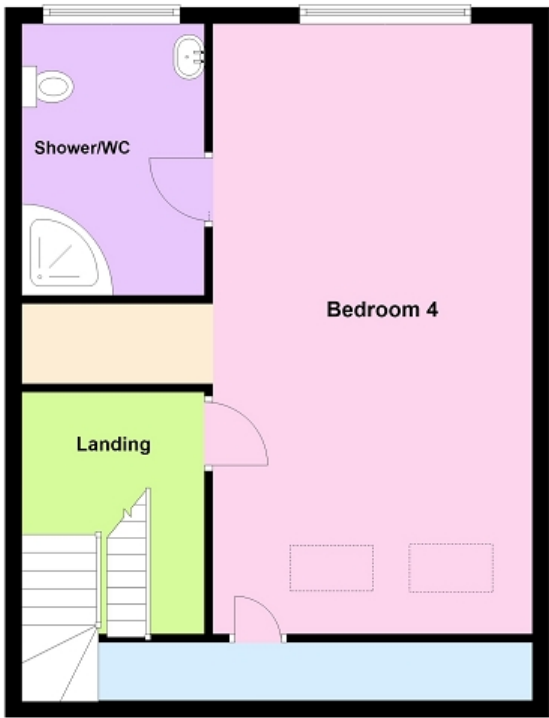


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be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

First Floor



Second Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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.