

# McRae's

Peony Court, The Bridle Path, Woodford Green, IG8 9LY

**Occupying a Tucked Away Position Along The Bridle Path  
A 2 BEDROOM APARTMENT Directly Overlooking The Forest!**



**Guide Price £320,000 Leasehold**



**Peony Court is one of several purpose built developments set within communal gardens in this cul de sac location in a turning just off Oak Hill and benefiting from a quiet outlook towards forest land.**

**The flat is situated on the second floor and benefits from a very good size lounge, fitted kitchen and bathroom, 2 double bedrooms, plenty of storage space and an allocated parking space.**

**Just a 3 minute drive to Highams Park Village Centre, shops and mainline station serving Liverpool St., via Walthamstow Central and the Victoria Line makes this an ideal First Time Purchase or Buy To Let Opportunity!**

**Entrance**

Entry phone system opening to communal hallways, stairs rise to each floor, door to flat.

**Reception Hall (16' 07" x 5' 05") or (5.05m x 1.65m)**

Wall mounted entry phone, fitted storage cupboards, one of which houses electric meter, further storage cupboard, single panel radiator, power point, laminate style flooring, hatch to loft space, which is partially boarded and offers plenty of storage space, access to lounge, bathroom and each bedroom lead off.

**Lounge (15' 08" x 13' 10" Max x 11' 3") or (4.78m x 4.22m Max x 3.43m Min)**

Of good size, having a large double glazed replacement window to the front elevation with radiator beneath, power points, T.V. aerial point, ceiling coving. Door to:

**Kitchen (10' 02" x 7' 02") or (3.10m x 2.18m)**

A modern "Shaker" style kitchen comprising a range of wall and base units with drawers and plenty of cupboard space, wall mounted gas boiler serving central heating and domestic hot water supply, plumbing/provision for automatic washing machine, space for upright fridge freezer and cooker, canopy style extractor fan above, part tiled surrounds, power points, ceiling coving, double glazed replacement window to the front elevation.

**Bedroom 1 (8' 10" x 13' 08" ) or (2.69m x 4.17m)**

Double glazed replacement window to the side elevation, radiator to one side, power points, ceiling coving, deep fitted wardrobe cupboards with top box storage above.

**Bedroom 2 (7' 03" x 10' 04" ) or (2.21m x 3.15m)**

Double glazed replacement window to the side elevation, radiator beneath, power points, ceiling coving.



**Bathroom(9' 03" x 4' 11" ) or (2.82m x 1.50m)**

A modern suite in white comprising a panel enclosed bath with chrome mixer tap, wall mounted independent shower, close coupled W.C., pedestal wash hand basin with chrome mixer tap, part tiled surrounds, tiled flooring, radiator to one side, extractor fan, ceiling coving.

**Outside**

Communal gardens surround the development, together with an allocated parking space.

**Local Authority and Council Tax Band**

London Borough of Waltham Forest  
Council Tax Band C

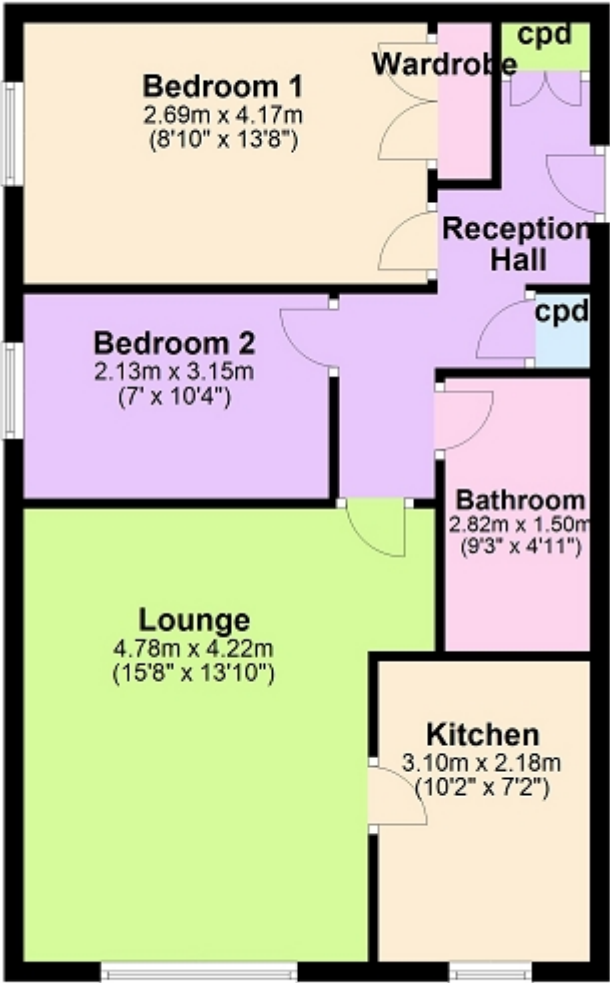






Second Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



Total area: approx. 56.6 sq. metres (609.6 sq. feet)

This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(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.

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.

