

McRae's

Matson Court, The Bridle Path, Woodford Green, IG8 9LD

**A 2 Double Bedroom Ground Floor Apartment
With Its Own Private Patio Terrace
Backing Immediately on to Forest Land**



Guide Price £360,000 Leasehold

*This well presented, and very spacious **GROUND FLOOR 2 BEDROOM APARTMENT** is part of a well kept complex "tucked away" in a quiet setting adjoining directly on to forest land!*

The accommodation is well planned and includes a security entryphone communal access, reception hall, modern fitted kitchen, nice big lounge dining room with patio doors opening immediately on to a private enclosed patio terrace, inner hallway, two excellent bedrooms, contemporary style bathroom wc. There is also the advantage of a large Lock-up Bicycle garden store close by and outside, there are communal gardens and resident/visitor parking.

The complex is located off Oak Hill, and The Bridle Path, a location which is quite unique and literally sides on to the forest. Within walking distance is Highams Park Village Centre with its variety of Cafes, restaurants and excellent shopping facilities, together with a mainline station serving London Liverpool St., Walthamstow Central and the Victoria Line.

This flat represents a wonderful opportunity for either First or Last Time Buyers and includes a long unexpired Lease.

Entrance

Exterior security entryphone door release opening to well kept communal halls and door to flat.

Reception Hall (8' 09" Max x 3' 10") or (2.67m Max x 1.17m)

Tiled floor, useful recess storage space including fitted shelving and shelved cupboard above. Opening to Lounge and:

Kitchen (8' 0" x 9' 03") or (2.44m x 2.82m)

Well fitted and laid out includes return worktop surfaces, within which is a single bowl sink unit with drainer, induction hob with canopy style extractor fan above and oven beneath. Range of base cupboards, drawers eye level units, all in a matching design, part tiled surrounds, power points, radiator to one side, tiled floor, double glazed window to the front elevation.

Lounge (14' 02" x 12' 07") or (4.32m x 3.84m)

Nice big open plan lounge with, to the rear elevation, double glazed double doors with side casements opening directly on to the enclosed patio terrace, double radiator, power points. Door to:

Inner Hall (3' 06" x 5' 05") or (1.07m x 1.65m)

Ceiling downlighters, panel doors provide access to each bedroom and bathroom.

Bedroom 1 (10' 06" x 13' 04") or (3.20m x 4.06m)

Two double glazed replacement windows to rear elevation, double radiator, power points, two single wardrobe cupboards.





Bedroom 2 (12' 0" x 9' 09") or (3.66m x 2.97m)

Double glazed replacement window to front elevation, radiator to one side, power points.



Bathroom (9' 0" x 5' 03") or (2.74m x 1.60m)

Contemporary suite comprises a "Shower End" bath with chrome mixer tap, fixed head drench and hand held shower attachments, glazed side screen, close coupled wc, wash hand basin with mixer tap, tiled flooring and upright ladder style radiator towel rail, ceiling downlighters, double glazed replacement window to front elevation.



Patio Terrace (17' 04" x 28' 08") or (5.28m x 8.74m)

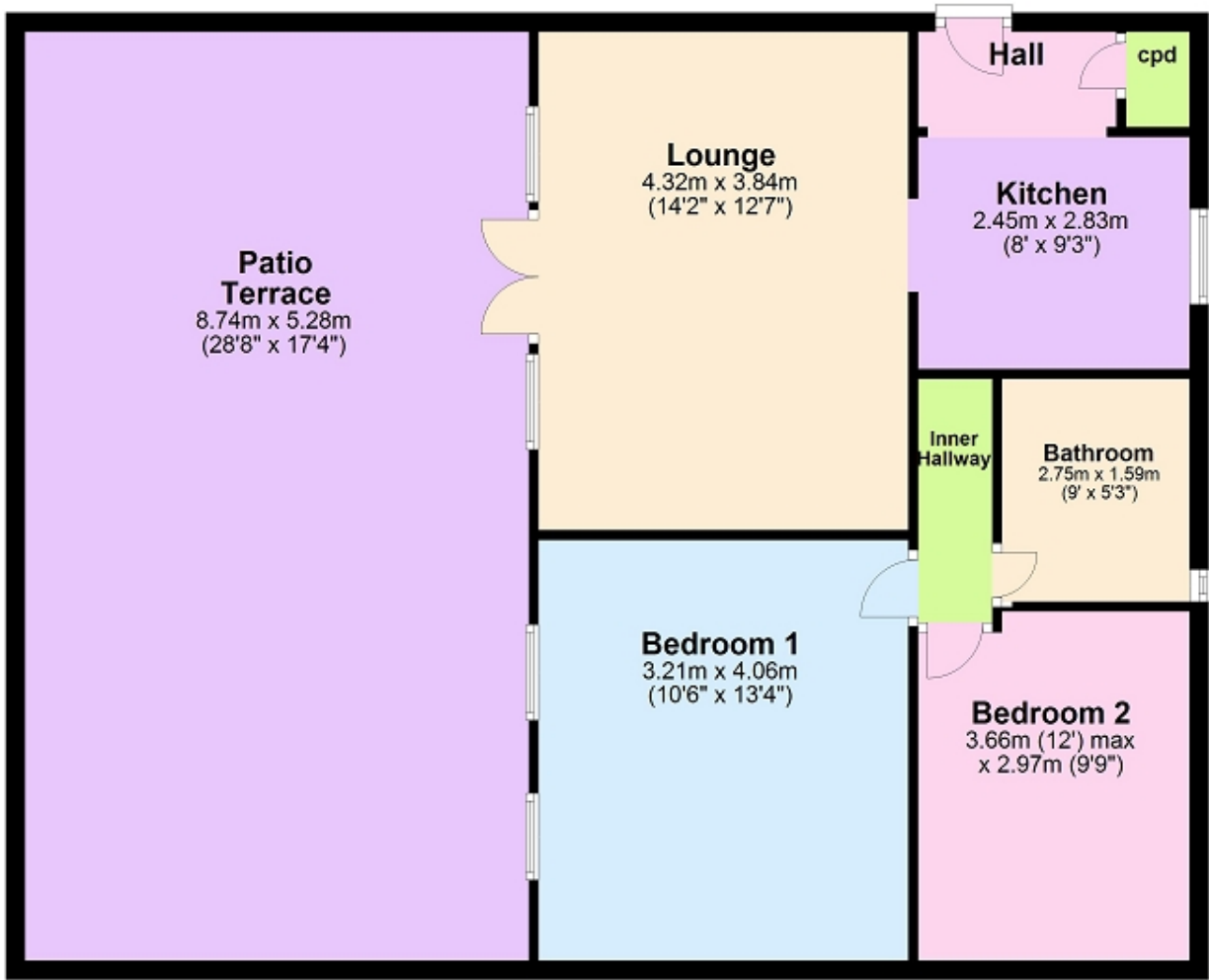
The property has the benefit of its own enclose patio terrace which is largely laid out with flagstone terracing with a small area of artificial grass, with fencing to boundaries providing privacy and immediately backing on to forest land!

Local Authority & Council Tax Band

London Borough of Waltham Forest
Council Tax Band C



Ground Floor



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.

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.

