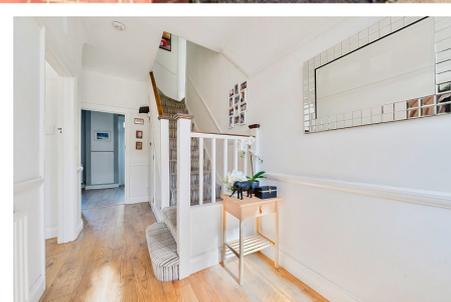


# McRae's

Oak Hill Crescent, Woodford Green, IG8 9PR

*Thoughtfully Extended  
Plenty Of Family Space...  
Five Bedrooms And A Big Garden*



**Guide Price £950,000 Freehold**

**" SIZE, PRESENTATION...  
...CONVENIENCE & LOCATION LOCATION!!"**

**Setback from the Crescent behind an attractive, well stocked frontage with off street parking, this most appealing EXTENDED 5 BEDROOM LATE 1930s FAMILY RESIDENCE also benefits from well proportioned living space, together with a lovely established sizeable rear garden ideal for the family!**

**The Setting of this fine house, "just off" Oak Hill, is within comfortable walking distance of Highams Park Village Centre, with its iconic level crossing and signal box, great variety of shops, restaurants and cafe's, as well as the popular mainline station serving London Liverpool Street, Walthamstow Central, and the Victoria line. Close by are some wonderful forest walks...**

**In past years, thoughtfully extended to the side elevation, this property now features "bright and spacious" accommodation which briefly includes a reception hall, a big bay fronted family lounge with open fireplace, extended kitchen dining room, across the full width of the rear elevation, direct access onto the garden, and a ground floor studio/home office!**

**The first floor features a smart contemporary family bathroom, in addition to the bedrooms! There is still scope to enlarge further, with an enormous loft space offering potential, and even the ground floor studio/store is easily convertible, subject of course, to local authority planning approval.**

**Entrance:**

Set back from Oak Hill Crescent, the property is approached via a shaped pathway leading to an external canopy style entrance porch, tiled step and wood panel door with circular glazed feature inset with leaded light style casements either side. Opens to:

**Reception Hall: (15' 05" x 5' 09" Max) or (4.70m x 1.75m Max)**

A lovely size, with a staircase rising to the first floor accommodation, radiator to one side, dado and picture rail, ceiling coving, stairway storage/cloaks cupboard with further storage space, wood panel doors provide access to each ground floor room.

**Lounge: (14' 04" x 13' 0") or (4.37m x 3.96m)**

A wide bay to the front elevation with double glazed replacement windows with leaded light stained glass motif top, radiator beneath, lots of power points, focal point fireplace (live) with tiled surround and hearth with polished wood over mantel, ceiling coving and picture rail.

**Kitchen Dining Room: (12' 08" Max x 28' 0") or (3.86m Max x 8.53m)**

A big open plan living space which could be divided if required.

**Kitchen Area: (9' 04" x 0' 0") or (2.84m x 0.00m)**

A comprehensively fitted kitchen with units in a matching design include worktops with single bowl sink unit and mixer tap, base cupboards, drawers, eye level units, integrated appliances include electric hob with canopy style extractor fan above and ovens to one side. Fitted cupboard concealing the gas boiler which serves central heating and domestic hot water, double glazed replacement windows to the rear elevation, including a door opening on to the patio and garden. Door to:

**Dining Area: (12' 08" x 0' 0") or (3.86m x 0.00m)**

Double glazed replacement double doors with side and top casements to the rear elevation opening directly out on to the patio and gardens, radiators either side of the door. A focal point fireplace (live) with wood over mantel and hearth, power points, ceiling downlighters, open plan to:

**Studio Home Office: (10' 03" x 7' 09") or (3.12m x 2.36m)**

Includes under floor heating, ceiling downlighters, soundproofing. Ideal space to work from home.





**First Floor Accommodation:**

**Main Landing Area:** (8' 06" x 8' 03") or (2.59m x 2.51m)

A central staircase rises from the reception hall to the first floor with steps leading either side to the bedroom accommodation. The main landing has 3 bedrooms off and the family bathroom. Large hatch to loft space, power points, picture rail.

**Small Landing Area:** (5' 05" x 2' 05" ) or (1.65m x 0.74m)

**Bedroom 1:** (14' 09" x 12' 03") or (4.50m x 3.73m) into Bay

An excellent size, enjoying a wide bay fronted elevation with double glazed replacement windows having a leaded light style stained glass feature top motif. Radiator, power points, ceiling coving.

**Bedroom 2:** (12' 08" x 10' 08") or (3.86m x 3.25m)

A lovely big double glazed replacement window, more or less full width to the rear elevation, provides a fantastic view of gardens which are lined with mature trees to the rear boundary providing a great deal of privacy. Single panel radiator, power points.



**Bedroom 3: (8' 07" x 6' 07") or (2.62m x 2.01m)**

Double glazed replacement Oriel style bay to the front elevation, again with leaded light stained glass top motif with an outlook along the Crescent and radiator beneath, power points.

**Bathroom: (6' 04" x 8' 0") or (1.93m x 2.44m)**

A superb contemporary bathroom suite with a large double width walk-in shower enclosure with glass screen, fixed head drench shower and hand held chrome attachments, upright chrome ladder style radiator towel rail, low flush wc, vanity wash hand basin, range of storage cabinets, ceramic tiled walls, ceiling downlighters, extractor fan. Double glazed replacement window to the rear elevation.

**Bedroom 4: (12' 02" x 7' 09") or (3.71m x 2.36m)**

Double glazed replacement window to the front elevation with leaded light stained glass motif top and an outlook on to the Crescent, radiator beneath, power points.

**Bedroom 5: (12' 03" x 8' 03" Max x 3' 0") or (3.73m x 2.51m Max x 0.91m)**

Double glazed replacement window to the rear elevation with a secluded outlook across gardens, radiator beneath, power points, fitted wardrobe units with wall and base cupboards and worktop, ceiling downlighters.





**Outside:**

**Garage:** (4' 0" x 8' 03") or (1.22m x 2.51m)

Used for Storage, power point.

**Rear Garden:** (72' 0" x 0' 0") or (21.95m x 0.00m)

Rear Garden

Split level patio terrace immediately off the kitchen and dining areas, very spacious with room to entertain during summer months, opening directly on to a colourful rear garden which includes shrub and flower beds providing a variety of all year round display, fish pond with small terrace surround, leading to the rear boundary which provides a gravel terrace and utility space. Exterior water tap and power points.

**Local Authority & Council Tax Band:**

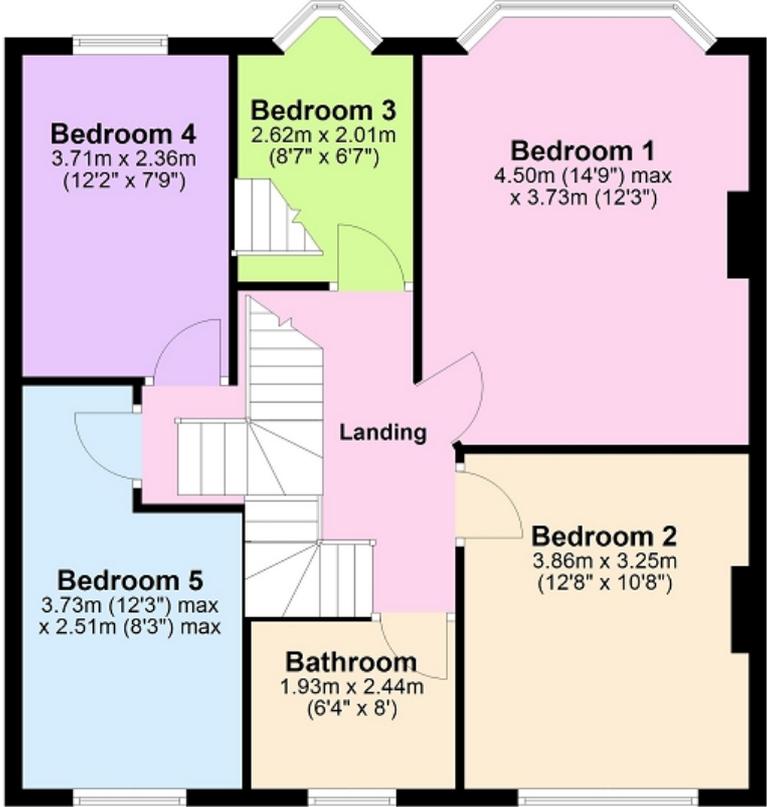
London Borough of Waltham Forest - Council Tax Band E



**Ground Floor**



**First Floor**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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 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.

