

McRae's



Frinton Drive, Woodford Green. Essex. IG8 9ND

Guide Price:
£825,000 Freehold

An Attractive Looking Family House

Within A Highly Respected Residential
Setting

3 Bedrooms, Parking, Garage, Secluded Plot

Set at the very end of this popular location,
tucked away, within a larger than average
plot, and benefiting from off street parking,
together with a garage to the side, this
NICELY PRESENTED 3 BEDROOM SEMI
DETACHED HOUSE dating originally from
the 1930s period with its classic Tudor
styling, has been modernised and updated to a
very good standard! The interior
accommodation features a reception hall,
ground floor shower room wc, a well fitted
kitchen, charming bay fronted lounge,
separate living dining room with a large
conservatory off, whilst the first floor features
3 bright bedrooms and a contemporary
bathroom wc. Outside, well established
hedging and trees to the boundary provide a

very secluded plot with raised patio ideal for
the summer. There is plenty of space to the
side of the house to exploit further for
enlargement and of course the loft lends itself
for further development subject to local
authority planning permission.

Entrance:

Set at the very end of this small enclosed turning,
the property occupies a corner location with access
from the road leading across a paved drive with an
arched porch, panel door with leaded light double
glazed side and top panels. Open to:

Reception Hall: (21' 06" x 5' 05" Max x 3' 7" Min) or (6.55m x 1.65m Max x 1.09m Min)

Of good size with stairs rising to the first floor
accommodation, there is a radiator to one side, wall
light point, stairway storage cupboard, panel doors
lead off to each reception room, archway to kitchen
and panel door to:

Shower Room: (8' 07" x 2' 03") or (2.62m x 0.69m)

Low flush wc, chrome upright ladder style radiator
towel rail, vanity wash hand basin with mixer tap,
enclosed shower cubicle with independent chrome
fittings and shower attachment, extractor fan,
double glazed replacement window to side
elevation.

Lounge: (14' 09" x 12' 03" Max) or (4.50m x 3.73m Max)

into Bay
A lovely bright family lounge having, to the front
elevation, a wide bay with double glazed

replacement windows, leaded light style tops,
radiator beneath, exposed wood floorboards, good
ceiling height with coved cornice, focal point
fireplace (not live).

Kitchen: (9' 09" x 6' 02") or (2.97m x 1.88m)

Neatly fitted with units in a matching design
including wall cupboards with display shelving,
return worktop surface beneath with bowl and
quarter single unit and mixer tap, integrated
appliances include a 4 burner gas hob with oven
beneath and extractor fan above, dishwasher and
fridge. Plumbing/provision for automatic washing
machine, upright chrome radiator towel rail, part
tiled surrounds, power points, double glazed
replacement window with a secluded outlook on to
the gardens and a serving hatch which opens to the
conservatory.

Living Dining Room: (12' 04" x 11' 04" Max) or (3.76m x 3.45m Max)

This room has a radiator to one side, fireplace (not
live) power points, ceiling coving, small pane
double doors with side and top casements open
directly on to

Conservatory: (11' 05" x 9' 08") or (3.48m x 2.95m)

A lovely addition to the property, leaded light style
casement windows, radiator and power points,
double doors open with steps down to the enclosed
garden.

First Floor Accommodation:

Landing: (10' 04" x 7' 04" Max x 6' 3" Min) or (3.15m x 2.24m Max x 1.91m Min)

A bright space having double glazed replacement
window to side elevation, panel doors provide
access to each first floor room including bathroom,
hatch to the loft space, ceiling coving, power point.

Bedroom 1: (14' 08" x 10' 06" Min) or (4.47m x 3.20m Min)

into Bay A nice bay fronted main bedroom having double glazed replacement windows and leaded light style tops with an outlook along Frinton Drive, radiator beneath, power points, custom fitted arrangement of wardrobe units on two sides providing comprehensive storage including top box storage cupboards, matching bedside drawer units, and floor to ceiling hanging space and dresser unit.

Bedroom 2:(12' 05" x 10' 06" Max x 8' 7" Min) or (3.78m x 3.20m Max x 2.62m Min)

Large double glazed replacement window to the rear elevation with a westerly aspect over gardens, radiator beneath, power points, full width arrangement of fitted wardrobe cupboard space including double cupboard housing the Vaillant gas boiler providing central heating and hot water supply.

Bedroom 3:(8' 02" x 6' 0") or (2.49m x 1.83m)

Dual aspect with double glazed replacement windows on two sides, used as a home office with radiator to one side.

Bathroom:(6' 03" x 7' 03") or (1.91m x 2.21m)

Contemporary suite comprising panel enclosed bath with independent shower and fittings, glazed shower screen, low flush wc, pedestal with wash hand basin chrome ladder style radiator towel rail, shaver point, ceramic tiled walls, two double glazed replacement windows to the rear elevation.

Outside:

Garage: (17' 0" x 8' 06" Max Max) or (5.18m x 2.59m Max)

Power and light connected, space for utilities, service door to the rear garden.

Rear Garden:Very secluded with mature hedgerows and trees to boundaries providing privacy. Steps down from the conservatory lead on to a sun trap patio terrace - ideal for summer entertaining! The majority of garden is laid out with lawn and includes a small timber frame garden shed tucked away in one corner. There is also a useful storage facility beneath the property ideal for garden storage. To one side, there is gated pedestrian access leading to the front of the property and a service door to the garage. Outside power points connected.

Front Garden:This is laid out to paving and provides off street parking for more than one vehicle serving the single garage.



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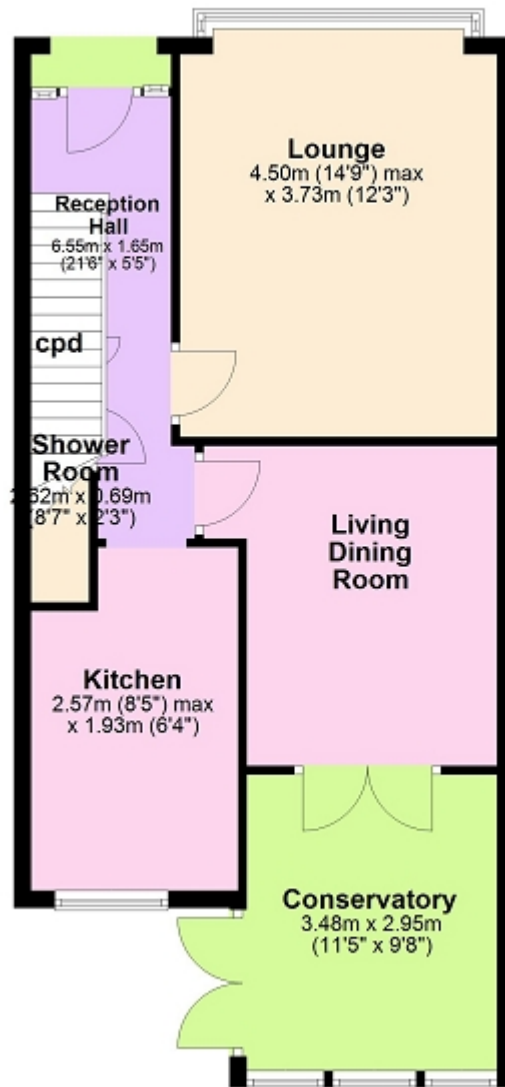
McRae's



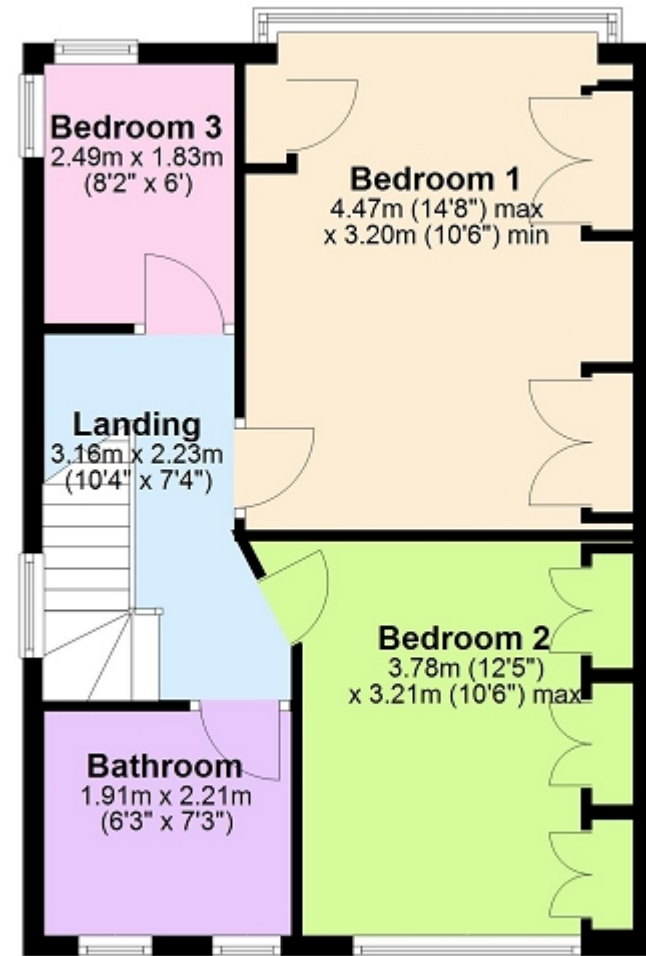


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Ground Floor



First Floor



McRae's

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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.		



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