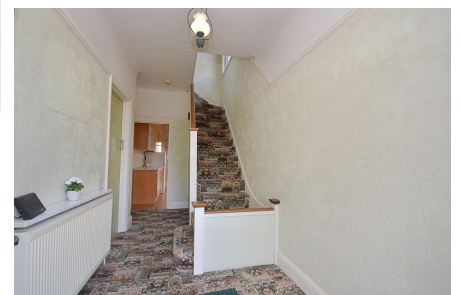


McRae's

Oak Hill, Woodford Green, IG8 9PG

***"A Project With Undoubted Further Development Potential...
1930s End of Terrace, Large Corner Sited Plot...
3 Bedrooms, With Modernisation Required"***



Guide Price £795,000 Freehold

Occupying a prominent position, fronting this popular road, A LATE 1930s BAY FRONTED END OF TERRACE HOUSE offered with considerable scope for modernisation refurbishment and potential side plot development (subject of course to necessary local authority planning permission)? This property represents an exciting project within a highly regarded residential location with lovely outlook. The existing accommodation consists of a hall, lounge dining room, kitchen, 3 bedrooms and bathroom, large attached garage together with a very substantial side plot, and rear garden. THERE IS NO ONWARD CHAIN...

Oak Hill is convenient for all surrounding access points, some wonderful forest walks and Highams Park Village Centre providing day to day needs. Including a mainline station serving London Liverpool St., Walthamstow Central and the Victoria line. Within walking distance are some popular schools, and just a short drive away from the A406, giving access to the M11 and M25 motorways.

Entrance

Occupying a sizeable corner plot on the ever popular "Oak Hill Estate", this substantial end of terrace family house features a garage with additional off street parking and is enclosed by a low built brick wall with two entrance gates, plus a shaped path that leads up to the storm porch with lawns and plants either side.

Porch

Step leading up to the brick built porch, giving access to the front entrance door.

Reception Hall

The reception hall comprises a picture rail, coved cornice ceiling, double radiator, glazed front door with casements to the side and top, turning staircase rising to the first floor. Access to the lounge dining room and fitted kitchen lead off, useful under stairs cupboard.

Lounge Area

Good size family lounge includes picture rail, coved cornice ceiling, ceiling rose, brick style fireplace surround with display area to the side. To the front elevation there is a large bay window with stained glass top casements, double radiator beneath.

Dining Area

Picture rail, door to the reception hall, fireplace surround with matching hearth, double radiator to the side elevation together with double glazed patio doors, leaded light style side casements, opening to the rear garden.

Kitchen

This kitchen has part tiled walls, range of pull-out drawers, wall and base units, worktop space, single sink unit with drainer and mixer tap, plumbing provision for a washing machine, space for fridge freezer and cooker, a wall mounted boiler plus a double glazed door (with casements to the side and top) giving access to the rear garden.

FIRST FLOOR ACCOMMODATION

Landing

Stairs rising to a spacious landing including a picture rail, doors to each room off, leaded light style double glazed windows with top casements to the side elevation, plus a hatch to the loft space offering further potential to extend (subject to local authority permission).

Bedroom 1

Large bay window to the front elevation, coved cornice ceiling, picture rail, double radiator beneath, fitted wardrobes.

Bedroom 2

double glazed window to the rear elevation, picture rail, radiator

Bedroom 3

"Oriel" style bay window to the front elevation, radiator.





Bathroom

Tiled walls, single radiator, wall mounted "chrome style" towel rail, pedestal wash and basin with single taps, double glazed frosted window to the rear elevation, built in bath, frosted shower screen plus a wall mounted shower thermostat with provision for an overhead attachment.

Separate WC

Tiled walls, single radiator, high flush W.C., frosted double glazed window to rear elevation.

Outside

This property stands back from Oak Hill, and corners Oak Hill Crescent, occupying a larger than average size plot. To the side of the house is an attached garage with further space to the boundary providing the opportunity for potential development, subject to local authority planning approval.

Front Garden

Retained by ornamental wall to the front with pedestrian and vehicular access on to a hardstand providing off road parking for more than one vehicle. The remainder to the front comprises well established shrubs, evergreens etc. Serving:

Attached Garage

1602" x 904" approximately

Rear Garden

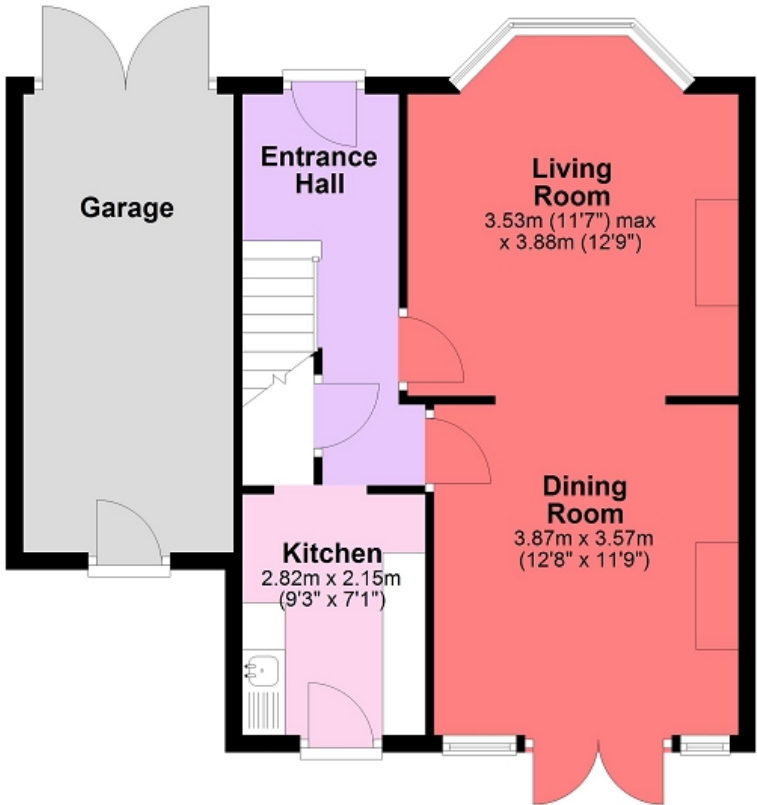
Well established with an area of lawn and a variety of shrubs, trees and evergreens to the boundaries providing all year round colour!





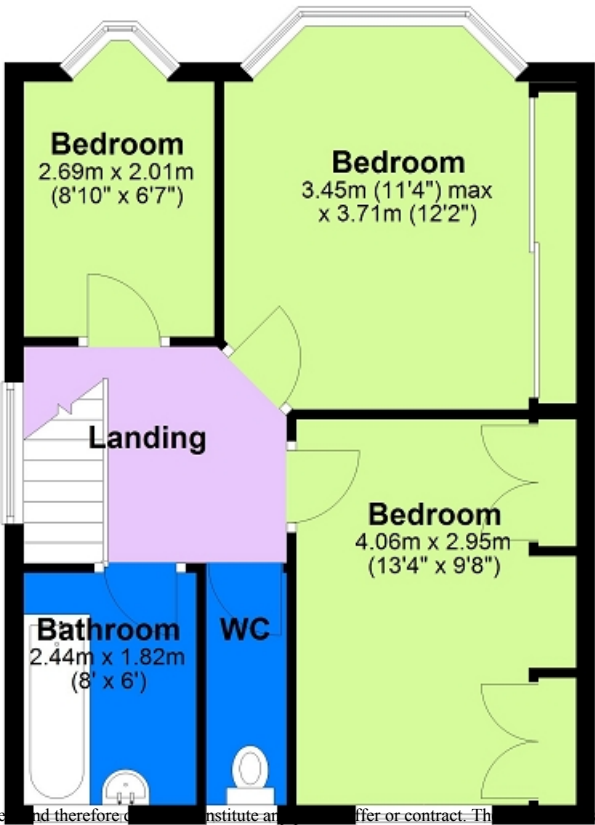
Ground Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(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 taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed and therefore no institute or offer or contract. These are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.