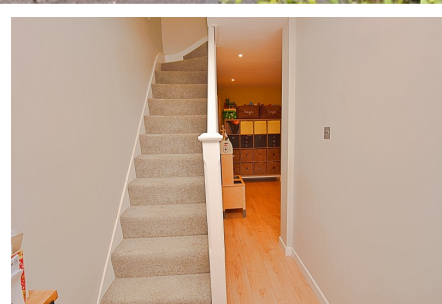


# McRae's

Highfield Road, Woodford Green, IG8 8JD

***AN EXTENDED FAMILY HOUSE...  
3 BEDROOMS, USEFUL LOFT SPACE...  
...PLUS A DOUBLE GARAGE!***



**Guide Price £550,000 Freehold**

**"WELL PROPORTIONED FAMILY HOUSE...  
... HIGHLY POPULAR LOCATION..."**

**This is a much bigger family House than a "drive-by " viewing could possibly reveal!**  
**The ground floor accommodation has been extended and cleverly reconfigured, now providing plenty of open plan living space, a cloakroom WC, utility, and spacious custom fitted kitchen.**  
**The first floor arrangement includes 3 bedrooms, a smart contemporary style bathroom WC, and surprisingly stairs rise to a very useful loft space.**  
**Outside the house stands slightly elevated back from the road, with off street parking, a handy pedestrian side access then leads through to a neatly arranged rear garden with a patio and raised lawn, giving access to A LARGE DOUBLE GARAGE With vehicle access from the rear.**

**This is a very pleasant residential setting for the family, within walking distance of a range of shopping and schooling facilities, and access to the surrounding centres of Chigwell, South Woodford and Woodford Green each offering central line tube stations serving the city in West End.**

**Entrance**

Access to the property is approached across a brick pavia drive, providing off street parking for two vehicles. Low built brick walls to either side.

**Porch (3' 0" x 5' 03" ) or (0.91m x 1.60m)**

**Multi pane doors, side casement windows, tiled flooring and front entrance door with double glazed inset.**

**Reception Hall (10' 0" Max x 5' 02") or (3.05m Max x 1.57m)**

Stairs rising to the first floor accommodation, double radiator, under stairs storage area . Opens to:

**Lounge (12' 03" x 10' 04") or (3.73m x 3.15m)**

This stylish and comfortable living space features ceiling downlighters, double glazed window to the front elevation, double radiator beneath.

**Dining Area (11' 09" x 13' 02") or (3.58m x 4.01m)**

This bright and spacious dining area incorporates a double radiator, ceiling downlighters and is the perfect place to bring the family together to eat, relax or entertain. Access the kitchen, Utility room and Cloakroom W.C.

**Kitchen (8' 04" x 14' 09" Max) or (2.54m x 4.50m Max)**

This beautifully designed kitchen offers style as well as functionality, when it comes to day to day family living. It boasts a whole wall of storage cupboards that surround a centrally built in full length fridge freezer. This smart, culinary space also features part tiled walls, ceiling downlighters, a tall radiator, a further range of wall and base cupboards (one of which house the boiler), a built in electric oven with a combination grill/microwave, storage units above and pull out drawers below. Additionally, there is ample worktop space, built in four ring electric hob with overhead extractor fan, integrated dishwasher, double sink unit with mixer taps, double glazed window and patio doors the rear elevation, opening out on to the rear garden.

**Utility Room (5' 05" x 2' 03") or (1.65m x 0.69m)**

This cleverly planned room has built in shelves, ceiling downlighter, plumbing provision and space for a washing machine and door leading into the cloakroom W.C.

**Cloakroom WC (3' 07" x 2' 03") or (1.09m x 0.69m)**

Fully tiled walls, low flush W.C., wall mounted single sink unit with mixer tap, tiled flooring plus an air vent.

**First Floor Accommodation**

**Landing (7' 07" x 5' 0") or (2.31m x 1.52m)**

Double glazed frosted window with top casement to the side elevation, access to each first floor room off, stairs to the loft room.

**Bedroom 1 (12' 01" x 10' 06" Max) or (3.68m x 3.20m Max)**

Includes built-in storage cupboard with top box, a single radiator, double glazed window to the front elevation, with an outlook along Highfield Road.

**Bedroom 2 (9' 07" x 10' 04") or (2.92m x 3.15m)**

This stylish bedroom includes a run of built-in fitted sliding wardrobes, radiator and double glazed window providing a pleasant overview of the rear garden and local neighbourhood.

**Bedroom 3 (6' 09" x 5' 02") or (2.06m x 1.57m)**

Comprises double glazed windows with top casements to the front elevation, radiator.

**Bathroom(7' 02" x 5' 0") or (2.18m x 1.52m)**

This fabulous contemporary bathroom comprises fully tiled walls, low flush W.C., tiled flooring, wall mounted single sink unit with storage drawer beneath, L-shaped white panel bath with clear shower screen and wall mounted overhead shower attachment, plus rain spray, wall mounted chrome style heated towel rail to the side. To the rear elevation there is a double glazed frosted window with top casement.









**Bathroom (7' 02" x 5' 0") or (2.18m x 1.52m)**

This fabulous contemporary bathroom comprises fully tiled walls, low flush W.C., tiled flooring, wall mounted single sink unit with storage drawer beneath, L-shaped white panel bath with clear shower screen and wall mounted overhead shower attachment, plus rain spray, wall mounted chrome style heated towel rail to the side.

To the rear elevation there is a double glazed frosted window with top casement.

**Second Floor Accommodation**

**Loft Room (9' 03" x 8' 02") or (2.82m x 2.49m)**

Stairs rise to this really useful loft room with double glazed windows to the side and rear elevations, radiator, plenty of eaves storage space, as well as room to create a home office /work station/hobby room.

**Outside**

This well maintained rear garden includes a lovely stone coloured patio area, ideal for a bit of relaxation or al fresco entertaining! Up the steps is a neatly kept lawn, with planted borders to either side, pathway leads up to some more steps to the "larger than usual" garage.

There is also side access to the house.

**Garage (19' 05" x 18' 09") or (5.92m x 5.72m)**

This larger than usual garage (currently used for storage purposes) could easily be converted in to a home office/gym/workshop, if required. It is power connected and includes a part double glazed entrance door, two double glazed windows to the front aspect, "Up n Over" door, and convenient rear access.

**Local Authority & Council Tax Band**

London Borough of Redbridge  
Council Tax Band D

---





Ground Floor

Approx. 83.7 sq. metres (900.4 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.