

# McRae's



Forest Drive, Woodford Green. Essex. IG8 9NG

Guide Price:  
£975,000 Freehold



***A Family House of Considerable  
Size  
In Recent Years Loft, Side and  
Rear Storey Extended  
6 Bedroom - 3 Bathrooms, Facing  
The Forest***

**Entrance:**

Set back from Forest Drive approached across a brick pavia hardstanding leading to a panel and glazed entrance door, opening to:

**Porch: (3' 02" x 9' 04") or (0.97m x 2.84m)**

Tiled floor, double glazed windows to front, wood panel door with centre leaded light stained glass feature. Opens to:

**Reception Hall: (15' 0" x 6' 02") or (4.57m x 1.88m)**

A spacious central hallway with receptions leading off either side, stairs rise to first floor accommodation, stairway storage

cupboard, heating thermostat and radiator. Access to kitchen, family room and...

**Lounge Dining Room: (28' 02" x 12' 08" Max x 11' 8" Min) or (8.59m x 3.86m Max x 3.56m Min)**

A lovely big open plan family living space which could easily be divided if required. The lounge area enjoys a wide bay to the front elevation with a secluded outlook towards forest land, radiator beneath, to one side a "focal point" fireplace (not live) good ceiling height with coved cornice, tiled flooring, open plan to dining area with plenty of space for tables and chairs etc., radiator to one side, again good ceiling height with coved cornice, tiled flooring. Double glazed double doors open directly into:

**Conservatory: (10' 07" x 12' 0") or (3.23m x 3.66m)**

An attractive conservatory, double glazed, with panelled surrounds, door to one side leading out on to the garden.

**Kitchen Breakfast Room: (16' 06" x 19' 06" Max x 14' 0" Min) or (5.03m x 5.94m Max x 4.27m Min)**

A lovely big open plan space with a centre aisle incorporating a 5 burner hob with canopy style extractor fan above, spacious worktops, bowl & 1/4 integrated sink unit, plumbing/provision for automatic washing machine and dishwasher, radiator, tiled flooring, velux style roof windows, downlighters. In the breakfast area there are radiators to the front elevation, double glazed windows with leaded light and motif top facing the forest, archway through to the hall, tiled flooring. To the rear

elevation there are double bi-folding doors across the rear of the property leading on to a raised patio decking with steps down to the garden.

**Family Room: (29' 03" x 11' 06") or (8.92m x 3.51m)**

Radiators to the front and rear elevation with double glazed windows with leaded light and motif top with a view of the forest, archway through to the hall, tiled flooring. To the rear elevation double bi folding doors across the back of the property leading on to a raised decking patio.

**First Floor Accommodation:**

**First Floor Landing: (8' 07" x 8' 03" Max) or (2.62m x 2.51m Max)**

A really spacious area having a return staircase rising to the second floor converted loft. There is a central rising staircase with landings either side providing access to the bedroom accommodation on this floor.

**Bedroom 2: (15' 04" x 11' 03") or (4.67m x 3.43m)**

Double glazed replacement windows to the front elevation having an attractive top motif with leaded light style, radiator beneath. The south easterly outlook here is directly on to forest land and therefore very secluded! The room itself has an arrangement full width to one side of fitted wardrobe cupboards, floor to ceiling, with the two centre cupboards having mirror faced doors. Picture rail, ceiling coving and laminate floor.

**Bedroom 3:(12' 08" x 10' 05") or (3.86m x 3.18m)**

Double glazed replacement window to rear elevation. This is a large picture style window and affords a wonderfully open view across surrounding gardens with distant views towards the city and Epping Forest. Again a fitted arrangement of wardrobe units in a corner design.

**Bedroom 4:(8' 08" x 6' 08") or (2.64m x 2.03m)**

Double glazed replacement window to the front elevation with motif and leaded light top a view towards the forest, radiator beneath.

**Family Bathroom:(6' 02" x 8' 0") or (1.88m x 2.44m)**

A contemporary bathroom with a low flush wc, wide wash hand basin with mixer tap, extractor fan, ceiling downlighters, upright chrome radiator towel rail, a full width arrangement walk in shower with chrome fittings, including fixed head and hand held attachments. Double glazed window to rear elevation with leaded light style top

**Second Landing:(4' 03" x 4' 0") or (1.30m x 1.22m)**

Access to bedroom 5.

**Bedroom 5:(11' 07" x 11' 06") or (3.53m x 3.51m)**

Double glazed replacement window to front elevation with a motif and leaded light style top, and aspect towards forest land, radiator beneath, laminate flooring.

**Bathroom:(4' 02" x 6' 03") or (1.27m x 1.91m)**

A **smart modern suite** comprises a vanity wash hand basin, low flush wc, extractor fan, ceiling downlighters, fully contained shower cubicle with side jets, shower attachments etc.

**Bedroom 6/Home Office: (5' 08" x 10' 05") or (1.73m x 3.18m)**

Two double glazed replacement windows with leaded light style tops, views to the surrounding area, radiator beneath.

**2nd Floor Accommodation:**

**2nd Floor Landing: (11' 03" Max x 5' 07") or (3.43m Max x 1.70m)**

With the master bedroom and separate bathroom leading off, Velux style roof window to the rear elevation.



**Master Bedroom:(17' 04" x 12' 0") or (5.28m x 3.66m)**

Includes areas of restricted ceiling height

A generous size and to the rear elevation having double glazed double doors together with a side window opening up to a Juliette style balcony with absolutely outstanding views to the surrounding area, forest and City beyond! Eaves storage cupboards to front and rear, Velux style roof window to the rear elevation, radiator.

**2nd Floor Bathroom:**

Comprises a large corner panel bath with seat and chrome mixer taps, tiled worktop surrounds, low flush wc, vanity wash hand basin with storage and single bowl seated above having a mixer tap, part tiled walls, eaves storage cupboard, chrome ladder style radiator, Velux style roof window to the front elevation.

**Outside:**

Rear Garden

Spacious patio decking into an area of lawn with fencing to boundaries, some mature sapling trees providing privacy. Useful storage space under the property ideal for garden equipment etc.



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*McRae's*



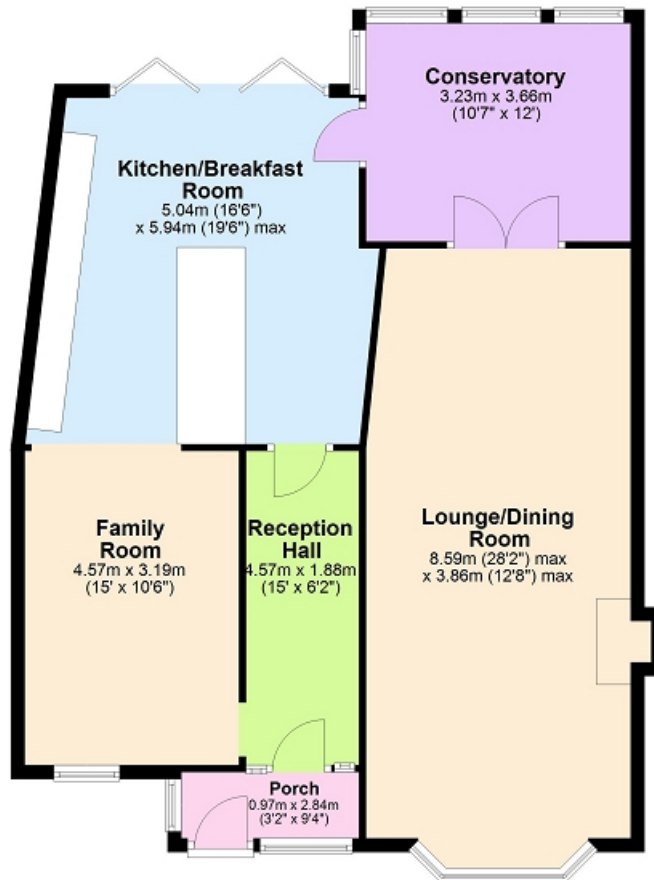




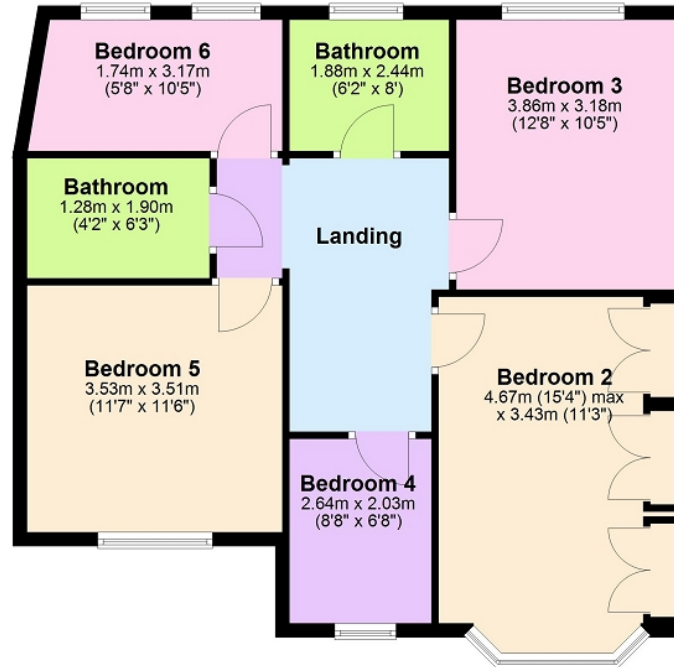


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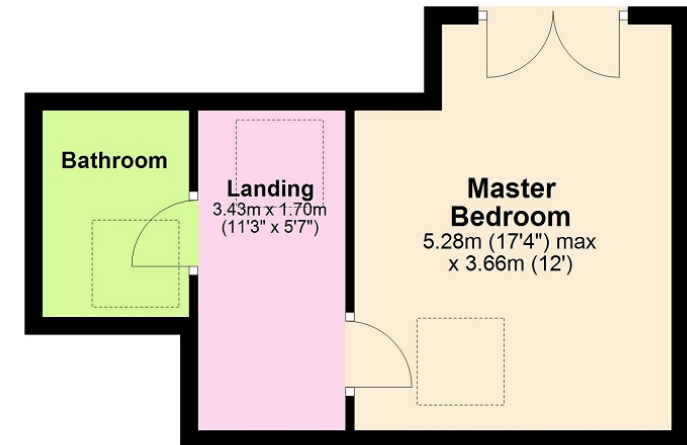
Ground Floor



First Floor



Second Floor





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## McRae's Property Services

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & 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.



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