

# McRae's

Oakdale Gardens, Chingford E4 9HA

*Delightful 2 Bedroom Mid Terrace House  
Backing On To Forestland & Offered Chain Free*



**Guide Price £515,000 Freehold**



**Situated in a charming "tucked away" location, this chain free 2 BEDROOM MID TERRACE offers a wealth of features, including off street parking, plenty of storage space, together with a decent sized rear garden to enjoy.**

**The ground floor accommodation includes a fitted kitchen, spacious and versatile lounge/dining room opening on to the rear garden.**

**Upstairs comprises two generously proportioned double bedrooms and a fitted bathroom.**

**This is an ideal purchase for first time buyers or downsizers. It also backs on to Forestland, and is conveniently placed for some very scenic walks through Larkswood! Additionally, there is easy access to the A406 and M11, as well as Highams Parks main line train station, local shops, and the "Ever popular" Lake!**

**Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C**

**Entrance**

The property is approached along a pathway leading up to the entrance with canopy storm porch above, brick pavia hardstanding to one side providing off street parking., hedging and flowerbed, handy recess for bins.

**Reception Hall (12' 06" x 5' 07") or (3.81m x 1.70m)**

Stairs rise to the first floor accommodation, radiator to one side, understairs storage cupboard, doors to each room off.

**Kitchen (12' 05" x 6' 05") or (3.78m x 1.96m)**

Range of fitted wall and base units in a matching design incorporating electric oven, 4 ring gas hob above, single bowl sink unit with mixer tap and drainer, space for fridge freezer, plumbing/ provision for automatic washing machine, upright contemporary style radiator to one side. Double glazed window to the front elevation.

**Lounge Dining Room (17' 01" x 12' 02") or (5.21m x 3.71m)**

Spacious living dining room benefiting from underfloor heating and double glazed patio doors lead out to the rear garden.

***First Floor Accommodation***

**Landing (6' 08" x 6' 02") or (2.03m x 1.88m)**

Cupboard to one side housing the boiler and hot water tank, doors to each room off, hatch to loft space.

**Bedroom 1 (12' 04" Max x 10' 01" Min) or (3.76m Max x 3.07m Min)**

to front of wardrobes

Double glazed window to the front elevation, range of built-in wardrobes to one side, single radiator.

**Bedroom 2 (9' 09" x 10' 11" Min) or (2.97m x 3.33m Min)**

to front of wardrobes

Double glazed window to the rear elevation with an outlook over gardens, radiator to one side, ceiling coving.

**Bathroom(6' 08" x 5' 05") or (2.03m x 1.65m)**

Suite comprises panel enclosed bath with mixer tap and shower attachment, pedestal and wash hand basin with twin taps, close coupled wc, part tiled walls, radiator to one side.

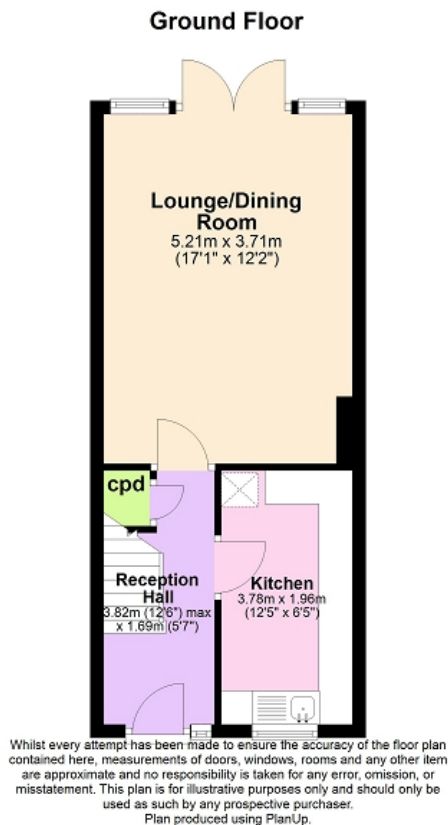
**Rear Garden**

This decent sized rear garden backs on to forestland and includes a patio area that is just perfect to enjoy some eating, drinking and relaxation. The remainder of the plot is laid to lawn and raised planting beds to either side.



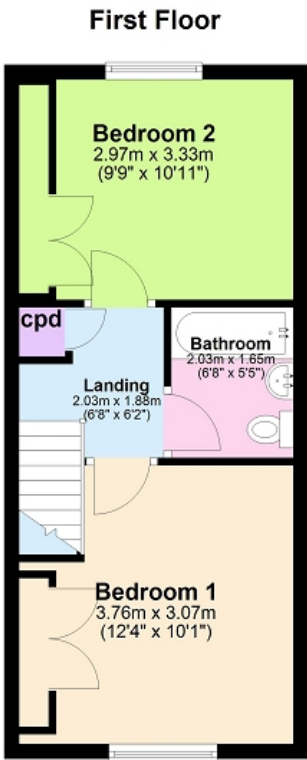






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</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 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.