

McRae's

Hale End Road, Woodford Green, IG8 9LZ

A Larger Than Average 2 Bedroom First Floor Apartment
Recently Refurbished Throughout
Includes A Parking Space & Own Small Rear Garden!



£1,600 Monthly

Ready to move into immediately - a most spacious first floor apartment which has been recently updated throughout! The property offers a large Bay fronted Lounge or Bedroom with an outlook along Hale End Road, a tremendous size kitchen/living room to the rear of the property, together with a good size bedroom and bathroom. Outside to the front of the property there is a parking space for one car and to the rear there is a manageable enclosed area of garden.

The flat is ideally located for both Highams Park Village Centre with its mainline station serving London Liverpool St., and also the A406 for access across London, M11, M25 and beyond.

The property is available immediately (subject to satisfactory references)!

Entrance

The property is approached across a paved hardstanding where there is parking for 1 car allocated to the flat. Recessed storm porch and panel door opens up into the communal area. Door to Flat:

First Floor Accommodation

Split Level Landing (13' 04" Max x 5' 05" Max) or (4.06m Max x 1.65m Max)

Stairs rise from the ground floor to this split level landing area, access can be gained to each room off.

Lounge/Bedroom(14' 09" x 15' 09") or (4.50m x 4.80m)

A spacious bay fronted lounge with views along Hale End road together with a further double glazed replacement window allowing lots of natural light to filter through.

Kitchen Dining Area (19' 03" x 10' 05") or (5.87m x 3.18m)

An open plan living dining kitchen area with units to the rear elevation incorporating wall and base units in a matching design, electric oven with electric hob and canopy style extractor fan above. single bowl sink unit with drainer, plumbing/provision for washing machine, space for fridge freezer. lighting is provided by adjustable ceiling spotlights attached to a rail system.

Bedroom 1 (12' 07" x 9' 10") or (3.84m x 3.00m)

Double glazed replacement window to the rear elevation with a view towards to the rear garden.

Bathroom (7' 08" x 5' 07") or (2.34m x 1.70m)

Suite comprises a tiled enclosed bath with mixer tap, wall mounted thermostatic controlled shower above, shower screen, pedestal wash hand basin with mixer tap, close coupled wc, upright ladder style radiator towel rail, tiled floor and part tiled walls. Two double glazed replacement windows to the side elevation.

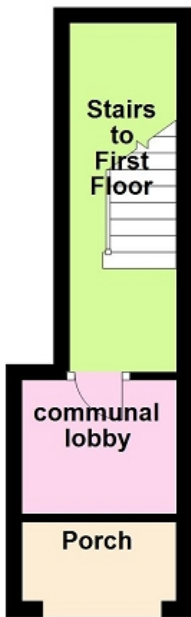
Rear Garden

The rear garden is accessed via a secure code entry door to the side of the property. A pathway then leads along to the rear of the property and straight into the garden area.





Ground Floor



This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(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.

First Floor



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.

