

McRae's

Oak Hill, Woodford Green, Essex. IG8 9PE

***“A really quite spacious ground floor maisonette
Offering 2 DOUBLE BEDROOMS AND ITS OWN REAR
GARDEN!”***



£1,750 Monthly

This flat benefits from a large brightly lit lounge, modern fitted kitchen and bathroom, 2 good sized double bedrooms, and to the rear, its own private garden.

Occupying a very convenient spot at the bottom of Oak Hill, the property is within walking distance of Highams Park Station serving London Liverpool St and the Victoria Line, together with some excellent schools, and the various facilities Highams Park Village Centre, including Higham's Park Lake and some excellent woodland walks.

The property is available immediately and viewings are Exclusively via McRae's!

Entrance

Easy to maintain front garden with stone and plant borders

Porch (3' 08" x 7' 05") or (1.12m x 2.26m)

Living Dining Room (12' 09" x 13' 04") or (3.89m x 4.06m)

Bright and spacious living dining area with display shelving to alcoves. Door to:

Inner Hall (3' 10" x 8' 02") or (1.17m x 2.49m)

Access to each room off

Kitchen (9' 08" x 6' 08") or (2.95m x 2.03m)

Well equipped with gas hob, electric oven, upright fridge freezer and washing machine. Door to rear garden

Bedroom 1 (12' 07" x 9' 04") or (3.84m x 2.84m)

Large picture window overlooking rear garden. Fitted double wardrobes.

Bedroom 2 (12' 08" Max x 7' 06" Max) or (3.86m Max x 2.29m Max)

To the front elevation with window and power points.

Bathroom (9' 04" x 4' 09") or (2.84m x 1.45m)

Modern suite comprises tiled enclosed bath, mixer tap with shower attachments, close coupled wc, large wash hand basin with mixer tap, wall mounted cabinet above.

Outside

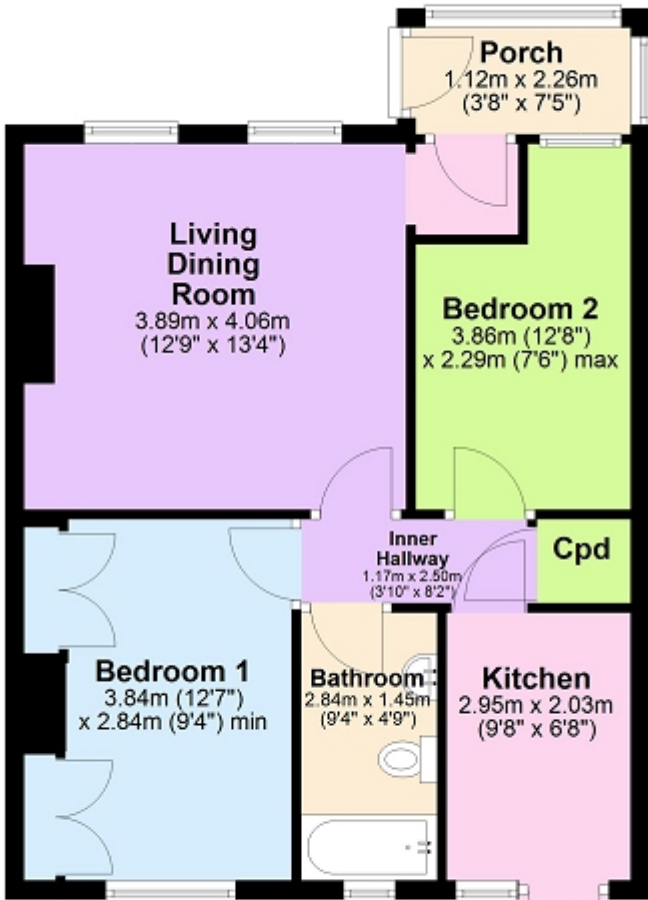
Rear Garden

This flat comes with its own private rear garden and shed.





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(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 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.

