McRae's

Oak Hill, Woodford Green, Essex. IG8 9PF

"A Super 1 Bed Ground Floor Apartment With Parking, On The Corner Of Oak Hill... Conveniently Situated, With Direct Access To A Communal Garden At The Rear!"









£1,575 Monthly

Flat 1, 107 Oak Hill, Woodford Green, Essex. IG8 9PF, £1,575 Monthly

This conveniently placed and well proportioned one bedroom ground floor flat on the corner of Oak Hill offers bright and comfortable accommodation together with the added benefit of direct access out on to an enclosed communal rear garden.

The property features a generous 16ft lounge, a fitted kitchen, a good sized double bedroom and bathroom, together with useful and ample storage space, plus Economy 7 electric heating. Additionally, there is a parking space to the front, with security entry phone access.

Local shops, amenities and glorious forestland walks are all in comfortable walking distance, as well as easy access to various other transport links, including Highams Park Mainline Train Station (serving London Liverpool Street - Approx 20 mins journey time).

All in all, this property provides an appealing and well situated home, ideally suited to a single professional, or a couple.

Local Authority: London Borough Of Waltham Forest
Council Tax Band: C
EPC Rating: D

Entrance
Security entry phone with door release opening up to communal entrance hall. Door to Flat:

Reception Hall (7' 01" x 6' 08") or (2.16m x 2.03m)
Welcoming reception hall with three useful storage cupboards and doors providing access to each room off.

Lounge (16' 0" x 10' 02") or (4.88m x 3.10m)
A bright and well proportioned living space that features a double glazed casement window to the front elevation, a wall mounted storage heater, coved cornice ceiling, plus a wall mounted security entry phone.

Kitchen (11' 05" x 6' 06") or (3.48m x 1.98m)
Fitted with a range of modern wall and base units that incorporate work surfaces plus a single drainer sink unit. Further features include plumbing and provision for an automatic washing machine, part tiled surrounds as well as a wall mounted electric heater. Additionally, there are double glazed corner casement windows, that provide natural light to the front elevation.

Bedroom 1 (14' 04" x 9' 01") or (4.37m x 2.77m)
A generously sized bedroom with coved cornice ceiling, a storage heater, in addition to a glazed door with adjoining double glazed side casements that open directly onto the enclosed communal rear garden, providing a particularly pleasant feature to the room.

Bathroom (11' 05" x 7' 07") or (3.48m x 2.31m)
Fitted with a three piece suite that comprises a panel enclosed bath, a wash hand basin, together with a low level WC. Further features include a wall mounted electric shower over the bath, a heated towel rail, a useful linen/storage cupboard plus a window to the rear elevation.

Outside
A particular benefit of the property is the enclosed communal rear garden, which can be accessed directly from the bedroom and provides a pleasant outside space for residents to enjoy. Additionally, to the front is a parking space is included.

Flat 1, 107 Oak Hill, Woodford Green, Essex. IG8 9PF, £1,575 Monthly





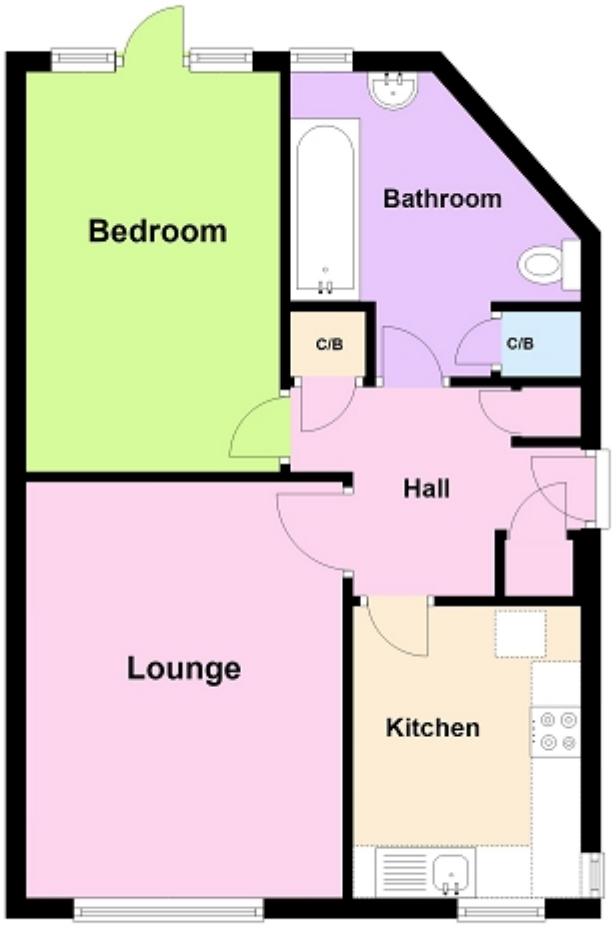




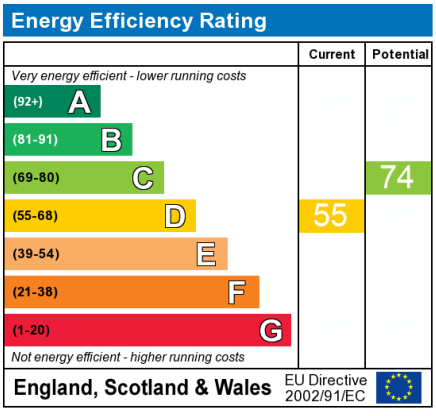


Flat 1, 107 Oak Hill, Woodford Green, Essex. IG8 9PF, £1,575 Monthly

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.



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.