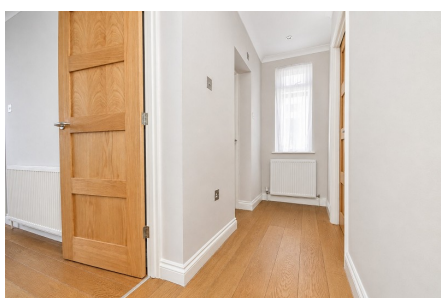
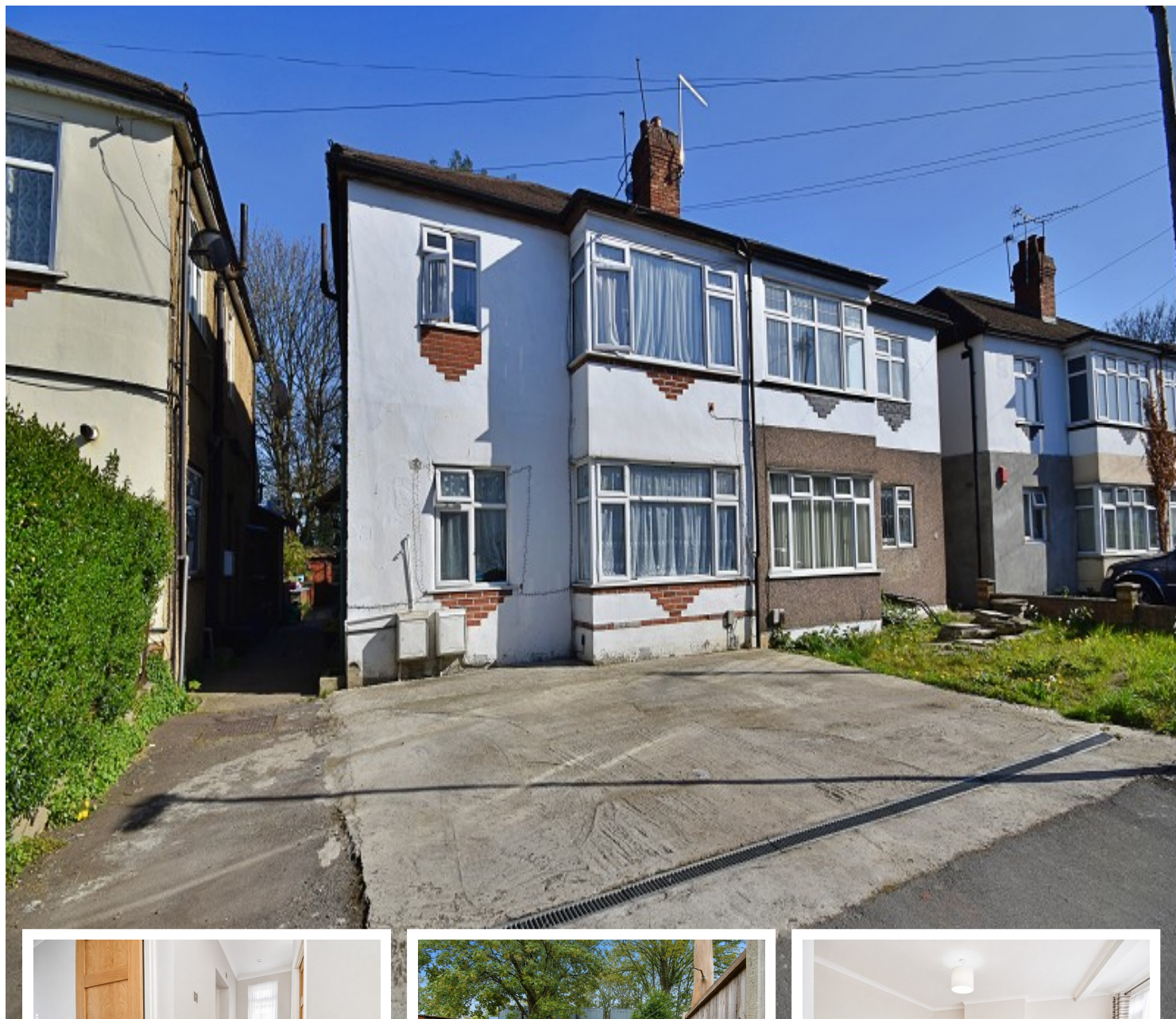


McRae's

Chalford Walk, Woodford Green, Redbridge. IG8 8PH

**“A Spacious First Floor Two Bedroom Maisonette...
Plus A Long Lease Of 929 Years, Rear Garden & Garage...”**



Guide Price £350,000 Leasehold

Set back from Chalford Walk, in a pleasant cul de sac setting, this top floor, two bedroom maisonette offers bright and well proportioned accommodation, making it an excellent first time purchase, investment opportunity or even a comfortable home for those commuters that are looking to enjoy the amenities and transport connections of Woodford Green. The first floor accommodation features a neatly kept landing that provides access to the loft space and each room off. The spacious lounge enjoys a large bay window to the front aspect, allowing in plenty of natural light and at the same time, providing an attractive outlook over the road below. Both bedrooms are positioned to the rear of the property and allow views across the neighbouring gardens and beyond. The principal bedroom is generously proportioned, while bedroom two also benefits from a useful storage cupboard which currently houses the boiler. A modern fitted kitchen leads off from the lounge, and completing the accommodation, is a contemporary, fully tiled modern bathroom.

Chalford Walk occupies a great location, being conveniently situated just off Chigwell Road, which is ideally placed for local shopping facilities, amenities and the necessary transport connections, including convenient access towards the M11 and surrounding routes. Woodford Underground Station also provides Central line services into London, making the property particularly appealing to commuters.

With it's combination of well presented accommodation, a long lease of 929 years, no service charge and £20pa ground rent, together with it's own private garden and garage, this purchase is an opportunity not to be missed!

**Local Authority: London Borough Of Redbridge
Council Tax band: C
EPC Rating:**

Entrance

The flat is approached via a pathway to the side of the property with a double glazed door and glazed inset opens to ground floor lobby area.

Entrance Hall (4' 06" x 2' 08") or (1.37m x 0.81m)

There is a double glazed window to the rear, (with a radiator beneath) plus stairs that rise to the first floor.

First Floor Hall (3' 02" x 10' 06") or (0.97m x 3.20m)

The first floor hall comprises a double glazed window to the side elevation which allows natural light to fill the hallway, with a single radiator beneath. Access to the hatched loft space.

Lounge (14' 07" x 12' 09") or (4.45m x 3.89m)

A bright and spacious living room, that features a coved cornice ceiling, access to the kitchen, together with a large bay window to the front, that overlooks Chalford Walk.

Kitchen (6' 07" x 7' 03") or (2.01m x 2.21m)

This modern fitted kitchen comprises part tiled surrounds, a nice arrangement of wall and base cabinetry, drawer space, work surfaces, a single bowl sink with a mixer tap, plus an electric hob with oven beneath and extractor fan above. Additionally, there is space for a fridge/freezer with plumbing provision for an automatic washing machine and dishwasher.

Bedroom 1 (12' 08" x 9' 05") or (3.86m x 2.87m)

A well proportioned principal bedroom with a radiator, and a double glazed window to the rear, that overlooks the local gardens.



Bedroom 2 (9' 01" x 7' 07") or (2.77m x 2.31m)

A double glazed window to the rear elevation, a radiator to the side, coved cornice ceiling, plus a useful storage cupboard that also houses the boiler.

Bathroom (9' 01" x 7' 07") or (2.77m x 2.31m)

This contemporary fully tiled bathroom includes a shaped panelled bath with wall mounted thermostatic shower controls, a handheld shower attachment plus a glazed screen, together with a vanity wash hand basin with mixer tap and storage beneath. Additionally there is a low flush W.C., a wall mounted heated towel rail, an extractor fan, plus a double glazed window to the side elevation.

Rear Garden

A pathway leads to a gated private rear garden, providing a welcome area of outside space.

Garage En Bloc

The property additionally benefits from it's own garage en bloc.



First 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	72	77
(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.

