McRae's

Forest Drive, Woodford Green, IG8 9NG

A 5 Bedroom, 2 Bathroom, Semi With OSP & Glorious Forest Walks On Your Doorstep... Plus Panoramic, Far Reaching Views To The Rear... Available Subject To References









£3,000 Monthly

Conveniently situated opposite local forestland, and within easy walking distance of Highams Park village centre, this extended five bedroom end terrace offers generous living space across three floors, off street parking to the front, and a family sized rear garden with far reaching views across the neighbourhood and beyond.

An inviting entrance hall leads to a bright, bay fronted lounge, while the ground floor extension creates an enormous open plan kitchen/dining and living area with plenty of room for everyday family life and entertaining. A downstairs W.C. completes the ground floor accommodation.

On the first floor are three well proportioned bedrooms, plus a family bathroom. The converted loft provides two further bedrooms and a shower room with W.C., that offers plenty of flexibility for guests or a home office.

The Village shops, schools and transport links including Highams Park station are all within easy reach, with direct trains to London Liverpool Street (Journey time approx. 20 mins). The adjacent woodlands also offer scenic walks, close to home.

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

Entrance:
Set back from the road with views towards the forest, the property is approached across a flagstone terrace with panelled and glazed entrance door opening to a reception porch.

Porch: (4' 05" x 6' 02") or (1.35m x 1.88m)
Of good size with storage space and a glazed and panel door with side and top casements gives access to a reception hall.

Reception Hall: (12' 09" x 5' 06") or (3.89m x 1.68m)
A generous size with stairs rising to the first floor accommodation, wood flooring, useful stairway storage area, panel doors provide access to the ground floor reception rooms and, if required, kitchen.

Living Room: (12' 10" x 12' 07") or (3.91m x 3.84m)
A lovely family lounge with a wide bay to the front elevation having double glazed replacement windows and a secluded aspect of the forest beyond the road. There is a centre point fireplace (not live) with brick fire breast and recess. Good ceiling height with coved cornice, radiator to one side and wood flooring.

Kitchen Breakfast Room: (21' 03" x 18' 07") or (6.48m x 5.66m)
A superb open plan family living space.

Kitchen Area:
A very good range of fitted kitchen furniture in a matching design with base cupboards, a centre aisle with base cupboards and drawers, a "Butler" style sink unit with chrome mixer, plumbing/provision for washing machine and other utilities, canopy style extractor fan. Double glazed replacement window to the side elevation.

Living Dining Area:
Window to the rear elevation takes in the garden, two contemporary style upright radiators to the side, wood flooring throughout the kitchen and living dining area.

Cloakroom: (2' 03" x 4' 08") or (0.69m x 1.42m)
Comprises a low flush W.C., wash hand basin. Double glazed replacement window.

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First Floor Accommodation:

Landing: (6' 09" x 8' 11") or (2.06m x 2.72m)

Approached from a return staircase with half landing from the ground floor reception and having a large double glazed picture window to the side elevation providing natural light. From here there is a return staircase leading to the second floor loft conversion and panel doors provide access to each first floor room off.

Bedroom 1: (14' 10" x 12' 07") or (4.52m x 3.84m)

A sizeable main bedroom enjoying a wide bay fronted elevation with double glazed windows allowing natural light to flood in! The view here is also quite delightful directly on to the forest. There is a radiator and ceiling coving.

Bedroom 2: (11' 05" x 10' 02") or (3.48m x 3.10m)

Large picture window to the rear elevation, double glazed, and affording a wonderful aspect of surrounding gardens with in the distance London and the surrounding district. Radiator and a fitted base cupboard with shelving above.

Bedroom 3: (9' 01" x 6' 03") or (2.77m x 1.91m)

Has an Oriel style double glazed bay to the front elevation and a south facing aspect towards the forest together with a radiator beneath. This is currently fitted and is being used as a dressing room.





Bathroom: **(6' 06" x 8' 11") or (1.98m x 2.72m)**

A modern suite in white comprising a panel enclosed bath with chrome mixer taps, close coupled wc, pedestal with wash hand basin and chrome taps, part ceramic tiled walls, shower cubicle with chrome fittings, upright ladder style radiator towel rail, double glazed windows to the rear elevation.

Second Floor Accommodation:

Landing: **(2' 06" x 7' 05") or (0.76m x 2.26m)**

A small landing with a double glazed window to side and access to each bedroom and shower room off.

Bedroom 4: **(7' 07" x 9' 05") or (2.31m x 2.87m)**

A nice size to the front of the house with a roof window having an aspect towards the forest, eaves storage cupboards, radiator, laminate style flooring.

Bedroom 5: **(7' 07" x 9' 05") or (2.31m x 2.87m)**

Double glazed replacement window to the rear elevation with a glorious view of the surrounding district and forest land. Radiator.





<u>En Suite:</u> (4' 07" x 6' 04") or (1.40m x 1.93m)

Comprising a shower cubicle with an independent electric shower fitting (not tested), vanity wash hand basin with cabinet beneath, low flush W.C, radiator, window to rear elevation.

<u>Outside:</u>

Rear Garden
has a wide flagstone patio terrace and beneath the property useful recess storage space. Off the patio there is a gated walkway leading to the front garden and here there is a cold water mains tap. The remainder of the plot is laid out with lawn, some shrub beds and a small vegetable patch to the rear of the garden.

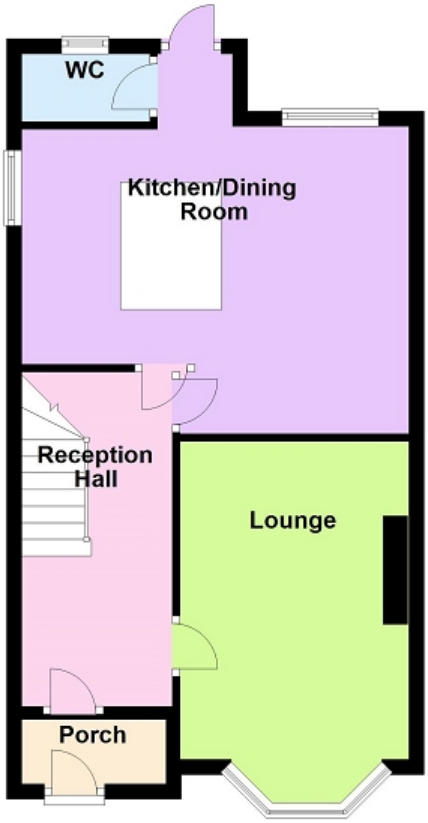




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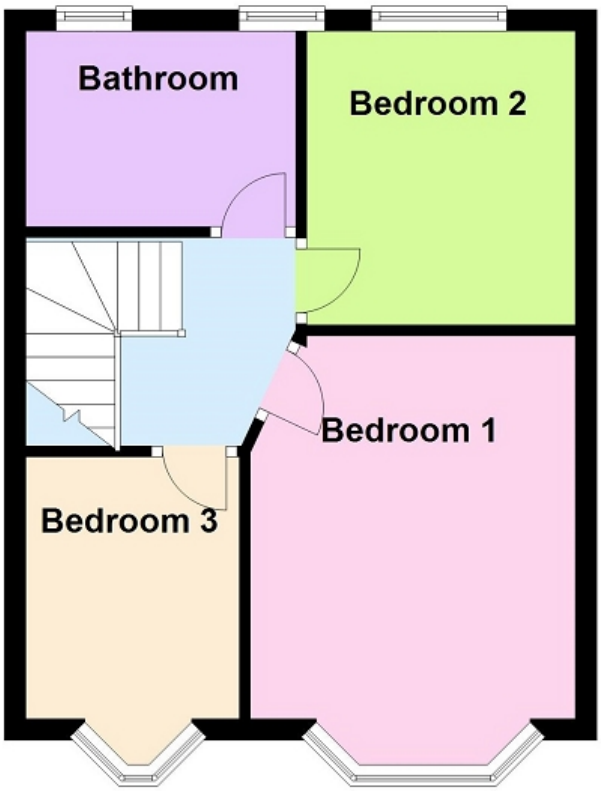
Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



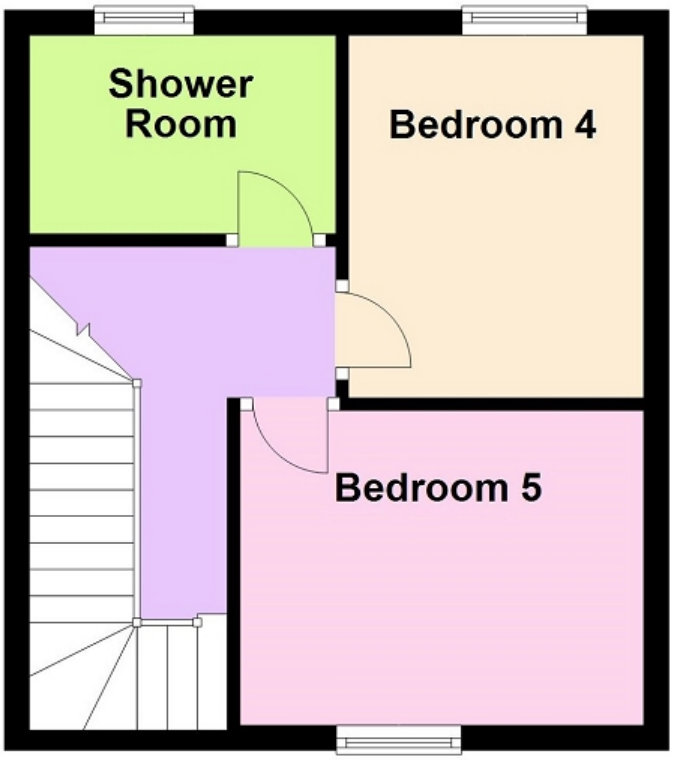
First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Second Floor

Approx. 27.1 sq. metres (291.2 sq. feet)



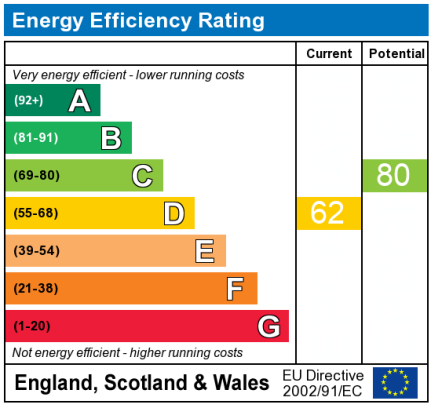
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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