

McRae's

Oakdale Gardens, Chingford , London. E4 9HA

Delightful 2 Bedroom Mid Terrace House
Offered Chain Free, With OSP, Backing On To Forestland



Guide Price £499,995 Freehold

Situated in a charming "tucked away" location, this chain free 2 BEDROOM MID TERRACE offers a wealth of features, including off street parking, plenty of storage space, together with a decent sized rear garden to enjoy.

The remainder of the ground floor accommodation includes a fitted kitchen, a spacious and versatile lounge/dining room that leads out to your own private al fresco patio area.

Upstairs comprises two generously proportioned double bedrooms, a fitted bathroom, a storage cupboard as well as a hatch to the loft space.

This well maintained property is in good decorative order throughout, making it an ideal purchase for first time buyers that commute or even downsizers. It also backs on to Forestland, and is conveniently placed for some very scenic walks through Larks Wood! Additionally, there is easy access to the A406 and M11, as well as Highams Parks main line train station, local shops, and the "Ever popular" Lake!

**Local Authority: London Borough Of Waltham Forest
Council Tax Band: C**

Entrance

The property is approached across a Flagstone path and a brick pavia drive that provides off street parking leading up to a planting bed of bamboo and separate wall mounted electric and gas meter cupboards. Additionally there is a recess storm porch covering the main entrance door which incorporates glazed insets and a casement to the side

Reception Hall (12' 06" x 5' 07") or (3.81m x 1.70m)

This welcoming reception hall features a coved cornice ceiling, single radiator to the side, wall mounted electric consumer unit, central heating thermostat, tiled underfloor heating, an understairs storage cupboard, doors to each of the rooms off, together with the stairs rising to the first floor accommodation.

Kitchen (12' 05" x 6' 05") or (3.78m x 1.96m)

This contemporary kitchen comprises a coved cornice ceiling, tiled underfloor heating with its own wall mounted thermostat, splashbacks and a tall radiator. Also featured is a modern fitted arrangement of soft close wall and base cupboards with pull out drawer space, a built-in dishwasher, gas hob with overhead heat extractor and electric oven beneath.

Additionally, there is also space for a full length fridge freezer, plumbing provision for a washing machine, a single sink unit with mixer tap and drainer, plus worktops as well as the double glazed windows to the front elevation, overlooking the Cul de sac.

Lounge Dining Room (17' 01" x 12' 02") or (5.21m x 3.71m)

This versatile 20ft living space could easily be "zoned" into the personalised lounge and dining areas of your choice. Additional benefits also include a coved cornice ceiling, tiled underfloor heating with a wall mounted thermostat, plus double glazed patio doors with casement windows that lead out to the rear garden.

First Floor Landing (6' 08" x 6' 02") or (2.03m x 1.88m)

The landing area comprises coved cornice ceiling, an air vent, hatch to loft space, plus a useful storage cupboard with internal shelving that houses the boiler and hot water tank, together with doors to each of the first floor rooms off.

Bedroom 1 (12' 04" x 10' 01") or (3.76m x 3.07m)

to front of wardrobes
This modern double bedroom features a coved cornice ceiling, built-in wardrobes with internal shelving, a single radiator plus double glazed windows to the front elevation that provide a pleasant view over the cul de sac.





Bedroom 2 (9' 09" x 10' 11") or (2.97m x 3.33m)

to front of wardrobes

This contemporary Back bedroom comprises a coved cornice ceiling, a smart range of stylish wardrobes with pull out drawers, a single radiator together with a double glazed window to the rear aspect overlooking the local neighbourhood gardens.

Bathroom (6' 08" x 5' 05") or (2.03m x 1.65m)

The first floor bathroom incorporates part tiled walls, a coved cornice ceiling, linoleum flooring, a panel bath with mixer tap and wall mounted overhead shower attachment, a pedestal wash hand basin with separate taps and mirrored vanity cabinet above, a low flush W.C., a single radiator plus an air vent.

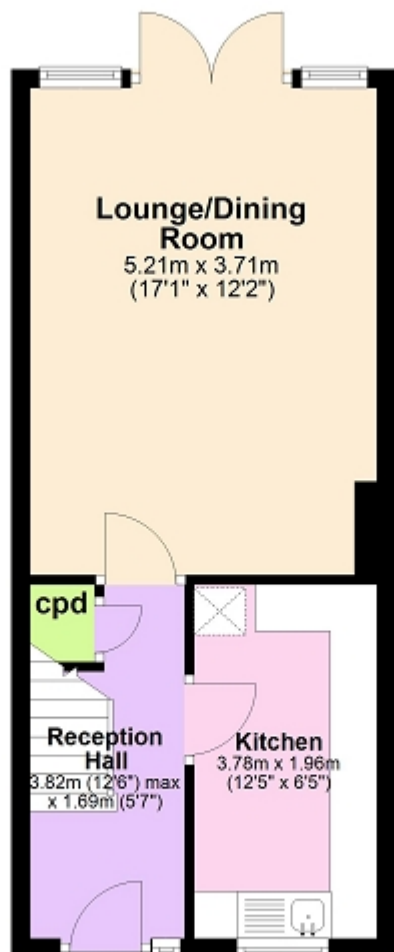


Rear Garden

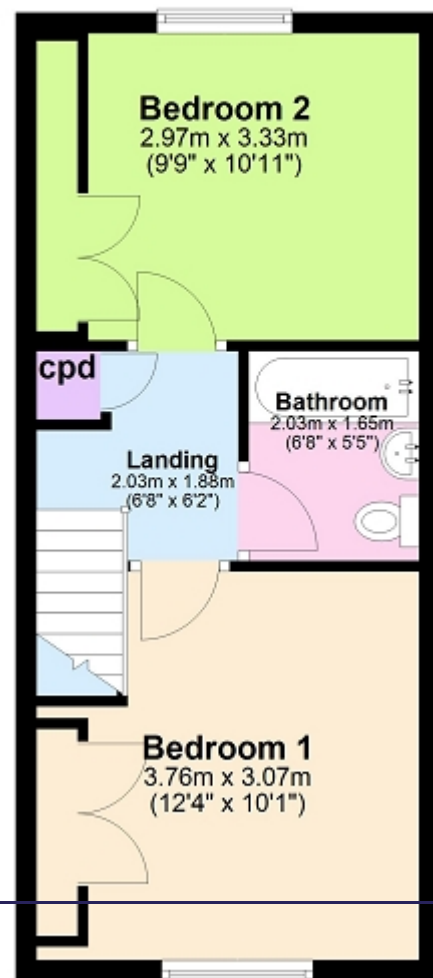
This modest sized rear garden backs on to forestland and includes a decent sized patio area that is just perfect to enjoy some eating, drinking and relaxation. Further on, the remainder of the plot is laid to lawn and bordered with a planting bed to the side and a small storage shed to the rear.



Ground Floor



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		90
(69-80) C	72	
(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 taken 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.

