

McRae's

Sky Peals Road, Woodford Green, Essex. IG8 9NF

**"Backing On To Forestland & Much Larger Than You Think!
An Extended 3 Bed End Of Terrace With A Landscaped Garden"**



Guide Price £675,000 Freehold

This much loved and immaculately presented 3 bedroom end of terrace house is a great deal bigger than an external viewing would suggest! With gas central heating and double glazing throughout, the house itself is slightly elevated and set back on Sky Peals Road, which is a very "family friendly" turning within a sought after and popular estate.

The interior accommodation features a reception hall, a home office, a spacious family lounge, a 16ft modern fitted kitchen (with utility cupboard) in addition to a light filled conservatory that provides access to a luxurious ground floor bathroom, together with the delightfully landscaped rear garden!

On the first floor, there are three generously proportioned double bedrooms, the main one also features fitted wall to wall sliding wardrobes. To the rear of the house, is a south facing "suntrap" patio terrace with the remainder of the plot being artificially lawned and flanked to either side with various shrubs.

Within a short distance are Highams Parks wide range of local schools, shops, cafes and restaurants, plus some glorious forest walks that are just minutes away! Transport links also include access to the A406 as well as Highams Parks mainline railway station serving London Liverpool St (approx. 20mins).

Call Now To View....

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

Entrance:

Slightly elevated on Sky Peals Road, this property is approached across a "pavia style" front garden with low built planting beds to each of the side and front elevations. Steps lead up to a smart double glazed panel entrance door with "leaded light style" glazed insets and casement window to the side.

Hallway: (9' 05" x 9' 07") or (2.87m x 2.92m)

Includes: linoleum flooring, a feature wall to the side elevation, a single radiator, access to the family sized lounge, home office, as well as the open plan staircase with a handrail that rises up to the first floor accommodation.

Home office: (9' 09" x 9' 08") or (2.97m x 2.95m)

Comprises: Coved cornice ceiling, linoleum flooring, a ceiling rose, recessed double glazed windows to the front elevation with "leaded light style" casement tops and a radiator beneath.

Lounge:(20' 07" x 12' 08") or (6.27m x 3.86m)

Featuring a "larger than average" family sized lounge with a single radiator, ceiling rose, well designed recess display units either side of a fireplace that allows space for an electric wood burner, fronted by a "Granite style" hearth.

Above is an "Oak style" mantelpiece, coved cornice ceiling, together with open access to the kitchen as well as a step up to double glazed doors with casements to the side, that open out into the conservatory.

Kitchen: (16' 04" x 7' 07") or (4.98m x 2.31m)

This fully equipped modern fitted kitchen incorporates ceiling down lighters, part tiled walls, laminate flooring, and feature walls to the front and rear aspect.

A super arrangement of cream wall and base units, plenty of worktop and drawer space, an integrated 5 ring gas hob with overhead heat extractor and an electric oven and grill beneath.

Additionally there is a built in dishwasher, a single sink unit with mixer tap and drainer, space for a full length fridge freezer plus a door to the utility cupboard.

Utility Cupboard:

This useful understairs utility cupboard currently houses the gas and electric meters, a wall mounted boiler, plus space for an automatic washing machine and tumble dryer. There is also further storage room, shelving and hanging space for clothes washing if required.

Conservatory:(9' 03" x 14' 06") or (2.82m x 4.42m)

Includes: ceiling down lighters, two skylights, laminate flooring, wall mounted tall radiator, door to the ground floor bathroom, plus double glazed patio doors with casement windows to each side (that provide plenty of natural light) leading out to the rear garden.





Ground Floor Bathroom: (14' 09" x 5' 09") or (4.50m x 1.75m)

Shower W.C. Area:

Featuring: Laminate flooring, a single wash hand basin with a tiled splash back, a period style mixer tap with cupboard space beneath, a single radiator, a low flush W.C., air vent, a shaped corner shower cubicle with part tiled walls, a clear sliding shower screen, plus a wall mounted period style shower thermostat together with a handheld attachment plus an overhead rain spray.

Bathing Area:

There is an arched access and step that leads up to a luxurious "roll top" bath with period style separate taps and a hand held shower attachment. Also included is laminate flooring, a radiator to one side, display shelving, in addition to some frosted double glazed "dual aspect" windows with top casements.



First Floor Accommodation:

First Floor Landing: (5' 04" x 11' 03") or (1.63m x 3.43m)

Comprising a wall mounted handrail, access to each bedroom off, together with double glazed windows and "leaded light style" top casements to the side elevation, that provide an attractive and elevated view of Sky Peals Road.

Bedroom 1: (12' 04" x 10' 07") or (3.76m x 3.23m)

This principal bedroom with warm, neutral tones features a picture rail, a double radiator, a wall to wall arrangement of sliding mirrored wardrobes with internal shelving and TV storage space, in addition to double glazed windows that overlook the well kept landscaped garden and forestland beyond.





Bedroom 2: (9' 08" x 9' 08") or (2.95m x 2.95m)

This double bedroom incorporates a dado rail and a single radiator, in addition to three double glazed windows with "leaded light style" casement tops to the front elevation.

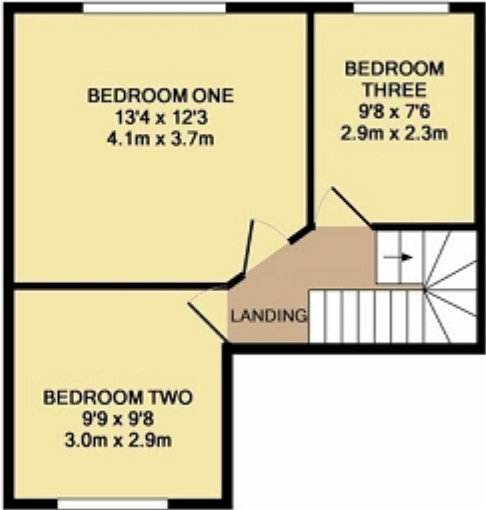
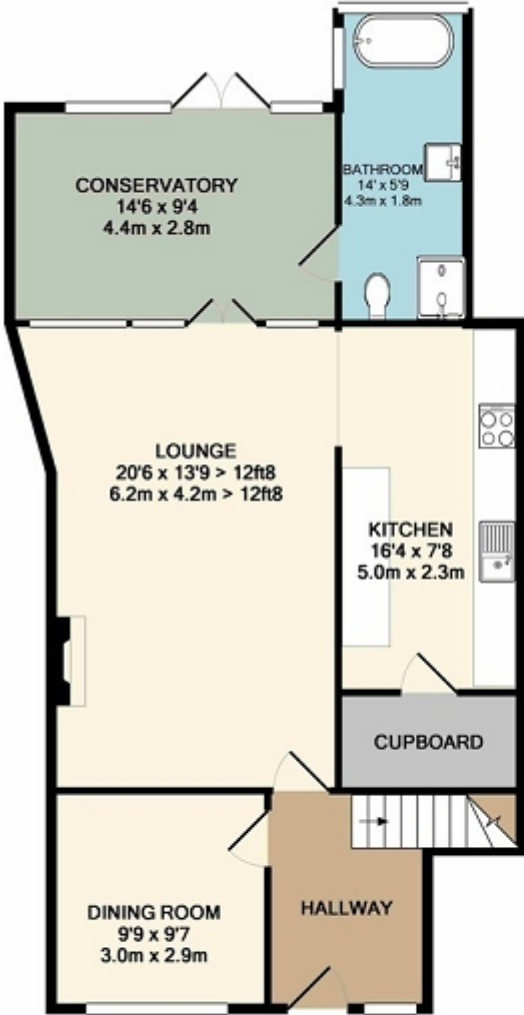
Bedroom 3: (9' 08" x 7' 05") or (2.95m x 2.26m)

This spacious bedroom includes a double radiator, an air vent, access to the loft hatch, plus a double glazed window to the rear aspect that allows a scenic view of the rear garden and forestland beyond.

Rear Garden:

Backing on to forestland with a south facing outlook, this well designed staggered rear garden is nicely landscaped with a concrete patio (ideal for entertaining), together with some bordered stone displays to either side. Centrally placed steps then lead up to some planting beds to each side, together with a well maintained artificial lawn and brick built barbecue at the rear. Further back to the boundary, is a low built wall with even more planting beds to enjoy and cultivate!





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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.