

McRae's

Oak Hill, Woodford Green, Essex. IG8 9PF

"A Smart and Spacious Chain Free 2 Bedroom Duplex
Refurbished To A High Standard With A Garden & Parking Space"



Guide Price £375,000 Leasehold

A fantastic opportunity to acquire this well-positioned two bedroom duplex, offered to the market with no onward chain and boasting a parking space at the rear, as well as its own garden space.

The property is accessed via its own private entrance on the ground floor, leading into a hallway opening up to a modern and recently refurbished kitchen, with direct access out to the rear garden. The outdoor space offers excellent scope for improvement and features a parking space that can be accessed from Oak Hill Crescent.

To the first floor, the versatile accommodation features a bright and spacious lounge, two generously proportioned bedrooms, coupled with a smart and contemporary fitted bathroom, and the flexible layout allows purchasers to tailor the space to suit their individual needs.

The property also features gas central heating and offers exciting potential to extend into the loft space, subject to the necessary local authority planning permissions.

Conveniently situated within a short walk of local forestland, together with the Highams Park Village shops, schools and mainline train station, the property provides swift access into London Liverpool Street in approximately 20 minutes, making it an excellent choice for commuters.

Offered with a lease length of 148 years, this is an ideal purchase for first-time buyers, investors, or those seeking a property with scope, to add value.

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

Entrance:

Front entrance door with frosted double glazed inset leading into:

Hallway: (11' 07" x 3' 06") or (3.53m x 1.07m)

Includes a double radiator plus an open plan staircase with grey carpet and handrail to the side, that leads up to the split level landing and first floor accommodation.

Kitchen:(18' 05" x 6' 09") or (5.61m x 2.06m)

This fully refurbished kitchen features a stylish range of soft close wall, base & drawer units with solid marble effect worktops and matching splash back. The space is finished with crisp white decor, a smooth ceiling and recessed downlights, complemented by the under wall unit LED lighting.

Fully integrated appliances include a built in oven, microwave, four zone induction hob with telescopic extractor, tall fridge-freezer, dishwasher and washer/dryer. There is also a tall utility cupboard housing the boiler, with a pull out recycling bin and additional space for brooms or an ironing board.

**Kitchen: (18' 05" x 6' 09") or (5.61m x 2.06m)
Cont...**

Further storage is provided within the base cupboards beneath the stairs, which contain the gas and electric meters. A part frosted double glazed door at the rear opens to a step leading directly into the garden.

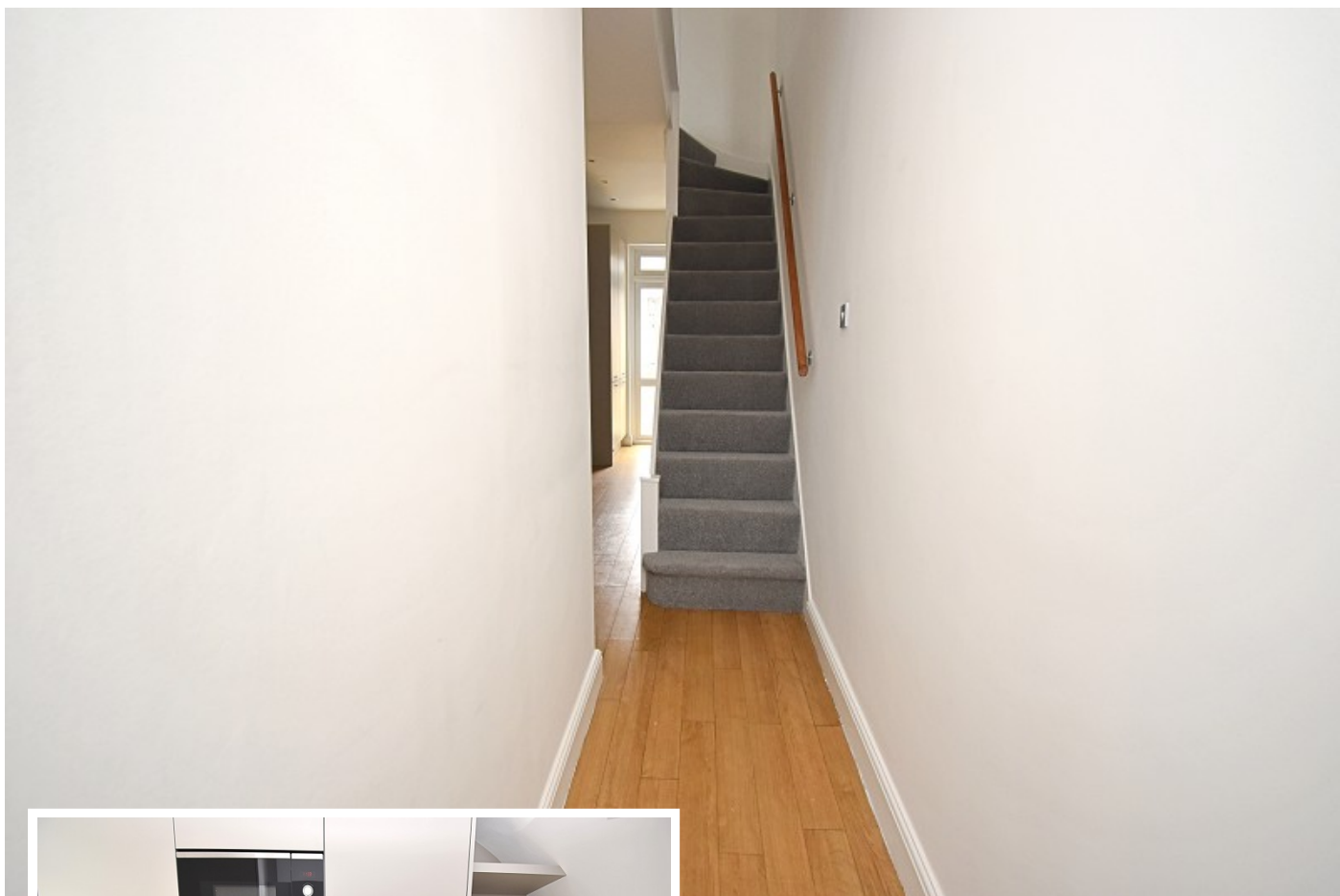
Landing: (10' 04" x 8' 02") or (3.15m x 2.49m)

Stairs rising to the first floor accommodation where there is luxurious grey carpet underfoot, doors to each room off, and a hatch to the loft space (providing further storage and scope to extend - subject to the necessary permissions).

Living Room:(13' 05" x 12' 01") or (4.09m x 3.68m)

A bright and spacious lounge that has nice, wide double glazed windows to the front elevation (with a radiator beneath) that allows a lovely view over Oak Hill and plenty of natural light to flood in during the day. This versatile living space could easily accommodate a good sized sofa as well as a dining table in amongst your own personal choice of decor.





Bedroom 1:(13' 07" x 10' 07") or (4.14m x 3.23m)

A modern fitted arrangement of fitted "L" shaped wardrobes with built in drawers, a vanity unit with double glazed windows, top casements (and a radiator beneath) that overlook the local gardens and beyond.



Bedroom 2:(10' 10" x 7' 01") or (3.30m x 2.16m)

Comprises a built in full length wardrobe with chest of drawers to the side, an air vent, and "Oriel Style" double glazed windows to the front elevation overlooking Oak Hill below.



Bathroom:(6' 02" x 8' 02") or (1.88m x 2.49m)

This smart, contemporary refurbished bathroom features stylish black and white flooring, recessed ceiling downlights and part tiled walls. The semi countertop basin with mixer tap is set within a marble effect surface, accompanied by handleless "push to open" storage units.

Additional features include a back to wall W.C.,with concealed cistern & push button flush, a panelled bath with mixer tap, an overhead adjustable shower with glass screen, and a "chrome style" ladder style heated towel rail. A double glazed frosted casement window at the rear provides natural light and ventilation.



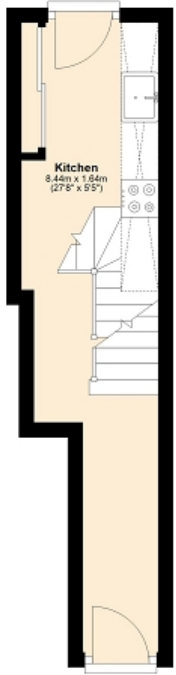


Outside:

Stepping out from the kitchen, there is a great opportunity to cultivate and personally design the garden of your choice with the sizeable brick bordered planting beds that are just ready and waiting to be landscaped. In addition to having plenty of space to enjoy some al fresco dining and relaxation, at the rear of the garden is a gated parking space, that can be easily accessed from the side of Oak Hill Crescent.

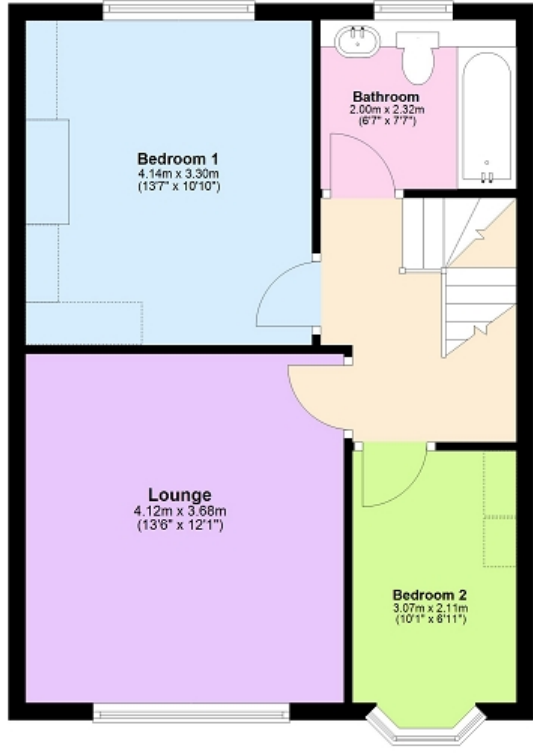


Ground Floor



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.

First Floor





TITLE TEXT

location details

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		91
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

