McRae's

Oak Hill, Woodford Green, Essex. IG8 9PE

A Charming First Floor Two Bedroom Flat On Oak Hill.... With A Share Of Freehold, A Balcony, Plus It's Own Garden!









Guide Price £370,000 Share of Freehold

Situated on one of Woodford Greens premier locations, this generously sized first floor flat on Oak Hill, is now ready for its next chapter with plenty of scope and potential for thoughtful and stylish improvements throughout!

A communal entrance and stairway leads up to the accommodation, which includes a hallway, a bright and spacious "front facing" lounge with a feature fireplace, a fitted kitchen, plus two well proportioned bedrooms together with a bathroom. The principal bedroom overlooks the rear gardens, while the second bedroom benefits from fitted wardrobes and overhead storage.

The kitchen opens out onto a charming balcony, with steps descending to a pathway that leads down to the propertys own section of rear garden. Predominantly paved, the garden includes ample and established borders, with a small storage shed, as well as planting areas.

This property is conveniently placed and in comfortable distance to a great selection of shops, schools, restaurants and local amenities. Transport links include access to the A406 and M11 motorways, as well as regular bus routes and Highams Park mainline train station offers a 20 min journey (approx.) into London Liverpool Street. Glorious forestland walks and visits to the local Lake, are also just a few minutes away! Additional benefits include a Share of Freehold.

All in all, with these great room sizes and the added appeal of some outdoor space, this property offers enormous potential for investors and commuters, as well as first time buyers!

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

Entrance

The property is approached via a low level brick boundary wall with a pathway that leads up to a double glazed communal entrance porch. This provides access to the shared front entrance door and stairway that serves the two first floor flats.

Hallway (3' 03" x 10' 08") or (0.99m x 3.25m)

The entrance door to the flat opens into the hallway which features a coved ceiling, a single radiator, a wall mounted central heating thermostat, plus a loft hatch with access to each room off.

Kitchen (9' 03" x 6' 09") or (2.82m x 2.06m)

This practical kitchen incorporates a coved ceiling, tiled splashbacks plus a fitted arrangement of wall and base cupboards, that are coupled with ample sized worktops and drawer space. Further features include ceiling spotlights, some useful built in storage shelving, a wall mounted boiler, a single sink unit with drainer and mixer tap in addition to space for an electric cooker, a dishwasher, an under counter fridge plus an automatic washing machine. To the rear elevation, there is a frosted, single glazed multipane "stable style" door with a cat flap and adjoining glazed casement window (to the side), that opens out to the back balcony, where steps lead directly down to the garden.

Lounge (12' 08" x 13' 04") or (3.86m x 4.06m)

This bright and spacious living room includes a coved ceiling, plenty of room for the furniture of your choice, plus a feature fireplace with an overmantel that provides an attractive focal point. Additionally, to the front elevation, there are double glazed windows (with a double radiator beneath) that allows a splendid outlook over Oak Hill.

Bedroom 1 (12' 07" x 10' 05") or (3.84m x 3.18m)

There is plenty of space for a double bed and additional freestanding furniture in this generously sized bedroom. To the rear aspect are double glazed casement windows (with a double radiator below), that overlooks the splendid view of the rear gardens, local neighbourhood and skyline.

Bedroom 2 (12' 08" x 7' 06") or (3.86m x 2.29m)

A further well proportioned bedroom that includes a full run of fitted wardrobes (to the side), with storage cupboards above, in addition to double glazed windows and double radiator to the front aspect, that allows a superb view over the surrounding locale.

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Bathroom (9' 06" x 5' 01") or (2.90m x 1.55m)

Comprising a panel enclosed bath with side handrail and an overhead shower attachment, a low level W.C., plus a built in wash hand basin with separate taps and a storage cupboard beneath.

Further features include part tiled walls, a wall mounted mirrored toiletry cabinet, a double radiator, an air vent, plus a frosted double glazed window to the rear elevation.

Balcony

One of the property's particularly appealing features, is its direct access to the outside space. The kitchen opens out onto a balcony, with steps descending to a pathway leading to your own section of rear garden.



Rear Garden

The garden is predominantly paved for ease of maintenance, with established borders, planting areas and a small storage shed at the rear, together with fencing that allows separation from the ground floor property's outside space.

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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.

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