McRae's

Chingford Lane, Woodford Green, Essex. IG8 9QS

A Superb One Bedroom First Floor Flat, Including A Share Of The Garden...
Featuring Period Charm, Together With The Freehold For Both Apartments...









Guide Price £350,000 Freehold

Conveniently situated and set back from Chingford Lane in popular Woodford Green, this immaculately presented one bedroom first floor apartment combines generous living space with attractive period features, plus a share of the rear garden. The sale also includes the freehold interest for both flats within the building!

Accessed via its own private entrance, with a communal hall that leads up to a characterful split level landing, there is a spacious reception room that features wide double glazed bay windows, a coved cornice ceiling plus a focal point feature fireplace, that creates a welcoming environment for relaxing and entertaining. The separate fitted kitchen offers a stunning arrangement of wall and base cabinetry, pull out drawer storage plus a breakfast bar/work station. Integrated appliances include an electric oven and grill, hob with an overhead extractor, a fridge/freezer, plus plumbing provided for a washing machine and dishwasher.

Overlooking the rear aspect, the well proportioned double bedroom benefits from a feature fireplace plus a built in cupboard. The contemporary bathroom decorated in neutral tones, features a modern three piece suite, plus a door from the bathroom that allows access down into the garden.

This apartment is ideally positioned for local shops, cafe's and restaurants. Also in comfortable distance, are Woodford Central Line, as well as Highams Park Mainline Train Station. Theres a great selection of appealing outdoor spaces nearby that include Epping Forest itself, as well as the glorious Highams Park Lake.

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

Hallway (11' 05" x 5' 04") or (3.48m x 1.63m)

Comprises a split level staircase that leads up to the landing, with doors opening to the each of the rooms off. Features include a coved cornice ceiling, a single radiator plus a wall mounted electrical consumer unit.

Kitchen (10' 06" x 9' 06") or (3.20m x 2.90m)

Fitted with a modern arrangement of wall and base cabinetry, that incorporates work surfaces, pull out drawer space plus part tiled splashbacks.

Appliances include an integrated electric oven and grill (with top and bottom storage) plus an electric hob with extractor above, as well as an integrated fridge/freezer. There is a single sink with drainer and mixer tap, together with plumbing provision for an automatic washing machine and dishwasher.

Further features include a wall mounted breakfast bar, a single radiator, ceiling downlights, coved cornice ceiling and loft access hatch. A double glazed casement window overlooks the side elevation, with doors connecting to the bathroom and hallway.

Lounge (13' 02" x 15' 06") or (4.01m x 4.72m)

A generously proportioned living space that features a wide double glazed bay window (with top casement) to the front elevation, plus another window to the side, that allows a pleasant outlook over Chingford Lane itself.
An attractive feature fireplace with hearth beneath, provides a focal point, complemented by a coved cornice ceiling as well as a single radiator.

Bedroom 1 (10' 09" x 9' 01") or (3.28m x 2.77m)

Featuring a double glazed window with top casement to the rear elevation, a built in storage cupboard with shelving, a feature fireplace, plus a coved cornice ceiling together with a single radiator.

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Bathroom **(6' 08" x 9' 06") or (2.03m x 2.90m)**

This modern and contemporary bathroom features tiled walls and flooring, a panelled bath with mixer tap, an overhead shower and attachment with a clear screen, together with a wash hand basin and a low flush WC.
Additional features include a wall mounted triple mirrored toiletry cabinet, a single radiator, ceiling downlights, a coved cornice ceiling, plus an air vent. A frosted double glazed window faces the rear elevation and further benefits include a built in cupboard to the side, that houses a wall mounted boiler as well as a water meter. A side door also provides access to the stairs that lead down to the garden.

Garden

A door in the bathroom opens up to a staircase with a double glazed window to the side elevation, that leads down to the propertys own share of garden.

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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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