

McRae's

Oak Hill, Woodford Green, IG8 9PA

“Occupying A Prime Residential Location
A 3 Bedroom Centre Terrace House of Family Size
Off Street Parking, Available Soon - Unfurnished”



£2,000 Monthly

This 3 bedroom house is set back from Oak Hill with an off road parking space to front and a well kept garden to rear. Internally, the accommodation is bigger than you would expect, having a spacious hallway, an open plan lounge dining room, modern fitted kitchen, including some appliances, whilst the first floor features a good size bathroom including shower wc, in addition to the bedrooms.

The location is highly sought after, adjacent to forest land, excellent schooling, and only a short walk of Highams Park Village Centre, offering a wide range of facilities including a mainline rail link to London Liverpool St., Walthamstow Central and the Victoria line. Nearby vehicular access on to the A406 North Circular Road provides quick and easy access to the the City, M11 and M25 road networks.

Entrance

Enter the property under an external pitched roof porch into a lovely big hallway, with stairs to the first floor, doors to kitchen and the main reception rooms.

Living Dining Room (27' 03" x 13' 05") or (8.31m x 4.09m)

A lovely "Open Plan" lounge and dining area with, to the front elevation, a wide bay adding extra space. To the rear there is access directly on to the garden.

Kitchen (12' 07" x 7' 06") or (3.84m x 2.29m)

Nicely fitted, with modern units and some appliances, together with a door to the rear garden.

First Floor Accommodation

Landing

Access here to each bedroom and bathroom leading off.

Bedroom 1 (14' 05" x 11' 03") or (4.39m x 3.43m)

A good double size with a wide bay to the front overlooking Oak Hill

Bedroom 2 (12' 01" x 11' 03") or (3.68m x 3.43m)

Another double bedroom, includes boiler cupboard, and aspect over rear garden.

Bedroom 3 (9' 09" x 6' 09") or (2.97m x 2.06m)

A generous single bedroom, to the front of the house.

Bathroom

Modern well fitted suite includes a bath, toilet, wash hand basin and separate shower cubicle, all nicely laid out.

Outside

Rear Garden

A reasonable size, easily maintainable, with patio and lawn

Front Garden

Set up for off street parking.

Local Authority & Council Tax Band

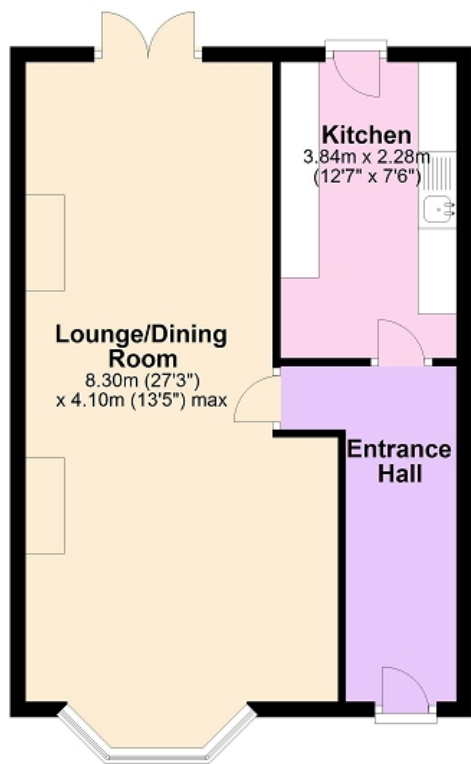
London Borough of Waltham Forest
Band E





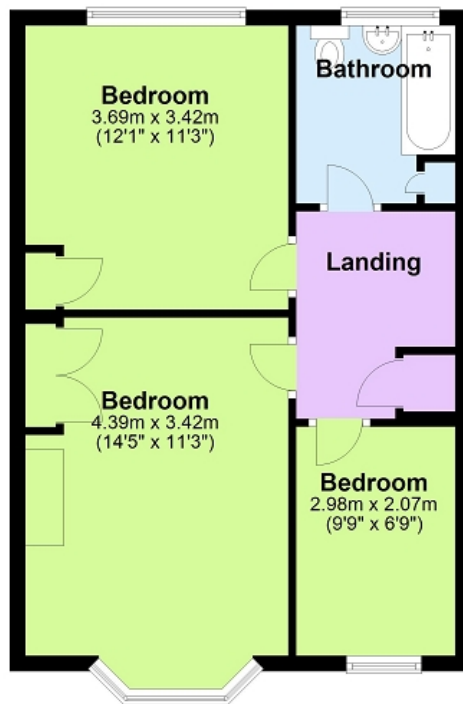
Ground Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B		88	89
(69-80) C			
(55-68) D	68		66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.

