

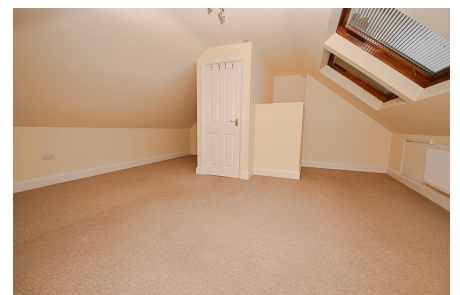
# McRae's

**Lechmere Avenue, Woodford Green, Essex. IG8 8QG**

**“A 3 BEDROOM MAISONETTE OF CONSIDERABLE SIZE...**

**ACCOMMODATION ON 2 FLOORS...**

**REDECORATED, AND PRESENTED IN EXCELLENT ORDER-AVAILABLE IMMEDIATELY!”**



**£2,000 Monthly**



Located towards the end of this popular residential cul de sac, just a short distance from some lovely walks in Roding Valley Park, a **SIZEABLE 3 BEDROOM MAISONETTE**, which has recently been subject to updating and redecoration, and is **AVAILABLE IMMEDIATELY!** This first floor maisonette, has been loft converted to provide family accommodation, which includes a ground floor lobby, first floor hall, big bay fronted lounge, separate dining room, recently fitted kitchen with appliances, a modern bathroom wc and two bedrooms, whilst the loft conversion provides a spacious main bedroom. Immediately off the kitchen, there is a retained balcony with steps leading down to its own larger than average enclosed rear garden.

Lechmere Avenue is a great location for surrounding facilities, with a large Tesco store close by, together with other amenities and a Central Line Underground Station serving the City and West End. Just a short drive away is the A406 North Circular, together with the M11 which connects to the M25.

### Entrance

The property's approach includes a recess storm porch with exterior light point, UPVC panel and glazed entrance door opening to a ground floor lobby.

### Reception Lobby (3' 03" x 2' 08") or (0.99m x 0.81m)

Return staircase with half landing, including a double panel radiator and stairs rising further to a first floor hall.

### First Floor Accommodation

#### Lounge (15' 01" Max x 15' 06") or (4.60m Max x 4.72m)

into Bay

A lovely big family living room with a wide double glazed bay to the front elevation and an outlook on to Lechmere Avenue itself. Fireplace and hearth with wood mantel (not live), double panel radiators and a further double glazed replacement window to the side elevation allowing lots of natural light and making this a dual aspect room. Ceiling coving and wall light points.

#### Kitchen (6' 09" x 12' 10") or (2.06m x 3.91m)

A superb newly fitted kitchen with return worktop surfaces, base cupboards and drawers, range of eye level units, integrated appliances include a 4 burner hob, oven beneath and canopy style extractor fan above, part ceramic tiled surrounds, single drainer sink unit with mixer tap, wall mounted gas boiler. Double glazed windows to rear and side elevation with a panel and double glazed door opening directly on to an exterior retained balcony with steps down to the property's rear garden.

#### Dining Room (9' 06" x 11' 04") or (2.90m x 3.45m)

A contemporary suite comprising a shower end bath with side screen, mixer tap and an independent electric shower with fittings (not tested), pedestal wash hand basin with mixer tap, low flush wc, part ceramic tiled walls, double radiator, double glazed replacement window to the front elevation.

#### Bedroom 2 (9' 09" x 11' 09") or (2.97m x 3.58m)

Double glazed window to the side elevation, single panel radiator beneath, ceiling coving.

#### Bedroom 3 (7' 04" x 11' 09") or (2.24m x 3.58m)

Double glazed replacement window to side elevation with a single panel radiator beneath, ceiling coving.

### Bathroom

A contemporary suite comprising a shower end bath with side screen, mixer tap and an independent electric shower with fittings (not tested), pedestal wash hand basin with mixer tap, low flush wc, part ceramic tiled walls, double radiator, double glazed replacement window to the front elevation.



### Second Floor Accommodation

#### Landing

Small landing area and door to:

#### Master Bedroom (16' 08" Max x 17' 07" Max) or (5.08m Max x 5.36m Max)

Includes areas of restricted ceiling height  
Velux style roof windows on two sides providing natural light, large double radiator and fitted eaves storage cupboards to front and rear elevations.

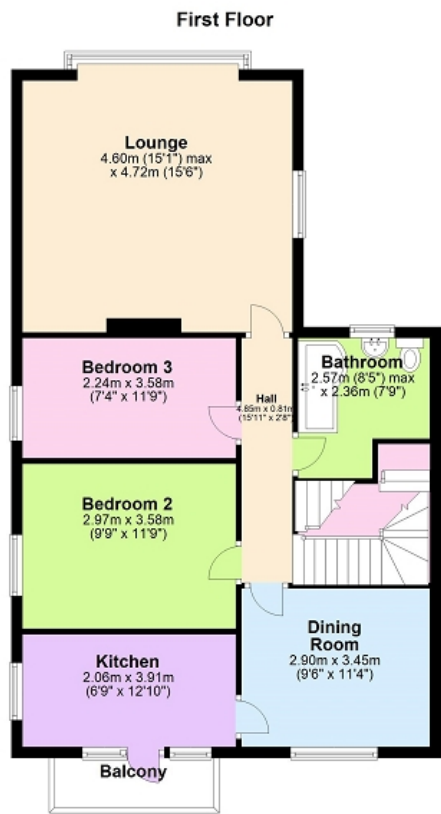
#### Outside

##### Rear Garden

The property has an exterior retained balcony with steps leading down to a larger than average garden which faces South Easterly.







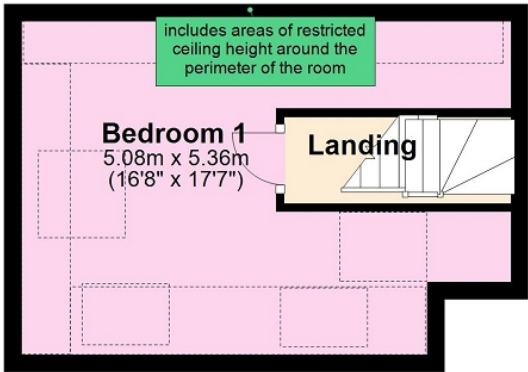
This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

**Second Floor**



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.

