

McRae's

Montalt Road, Woodford Green, Essex. IG8 9TB

A "Prominent" Extended and beautifully presented throughout family house with large secluded rear garden!



Guide Price £874,995 Freehold

Probably dating from the 1930s period, this attractive looking property enjoys a lovely yet accessible location close to Highams Park with its wonderful Lake and parkland walks! In past years the ground floor accommodation has been enlarged and remodelled to provide additional living space, with now the undoubted potential of a loft bedroom conversion, subject of course to local planning approval. The house sits in a large plot set back from the road and the interior features a reception porch, lovely entrance hall, two charming separate reception rooms with the sitting room having a lovely wide bay to the front elevation. A superb "Shaker" style fitted and equipped breakfast room, a sizeable home office/study, utility room on the ground floor, whilst the first floor features 3 excellent bedrooms and a large family bathroom/wc. To the front of the house there is a block paved drive providing off street parking and the garage, which has been reduced in size, now provides extra storage, including a loft space. A particular feature of this property is the wonderfully secluded rear garden, well established and offering all year round colour! This property is well placed for surrounding facilities, including Woodford Green with its attractive High Street and duck pond, together with a Central line station serving London, and Highams Park with its mainline station serving Liverpool St., Walthamstow Central and the Victoria line. Viewing is strictly via the Sole Agents, **McRaes Property Services.**

Entrance:

The property is set back from Montalt Road, adjacent to forest land and approached across a brick pavia drive with steps rising to a panel and glazed entrance door having side casements leading to porch

Porch: (4' 0" x 7' 06") or (1.22m x 2.29m)

Wall light point, wood effect flooring, panel and glazed entrance door with side and top casements opening to:

Reception Hall: (13' 02" x 6' 10") or (4.01m x 2.08m)

A delightful reception area, of good size, with a return staircase with half landing rising to the first floor accommodation, encased radiator to one side, dado rail, 8ft 8 ceiling height and small paned glazed doors provide access to each reception room and kitchen. A useful stairway storage cupboard, central heating thermostat.

Living/Dining Room:(16' 04" Max x 13' 07" Max) or (4.98m Max x 4.14m Max)

A sizeable reception room having to the front elevation a wide bay with double glazed windows with leaded light style tops. A shaped double panel radiator beneath, high skirting, power points, dado rail, ceiling coving and either side of the fire breast (not live) are two custom fitted display cabinets with base units and drawers as a nice feature.

Lounge:(16' 02" x 12' 04") or (4.93m x 3.76m)

A charming family lounge with to the rear elevation, more or less full width, small pane style double glazed double doors with side casements opening up to, and providing an attractive aspect of, the patio and colourful rear gardens beyond! There is a fireplace with over mantel, tiled hearth and inset grate, high skirting, power points, ceiling coving with centre rose, two wall light points.

Kitchen: (12' 07" Max x 8' 02") or (3.84m Max x 2.49m)

A fabulous arrangement of fitted "Shaker" style units in a matching design comprising a range of wall units, solid wood work tops providing plenty of work surface, base units and drawers, plumbing/provision for dishwasher, part tiled surrounds, numerous power points. Dresser style unit with display shelving centred either side of cabinets with base units and drawers beneath, bowl and 1/4 single drainer sink unit tot he front beneath a double glazed window with an attractive aspect of the colourful gardens. Archway divide leading to:

Breakfast Area: (8' 04" x 6' 02") or (2.54m x 1.88m)

Well lit, having two Velux style roof windows providing natural light, encased radiator, part panelled walls, power points and from here there is access to the study, utility room and:

Cloakroom:(3' 09" x 2' 08") or (1.14m x 0.81m)

Comprising a low flush wc, wash hand basin with chrome mixer, extractor fan.

Utility Room:(7' 05" x 7' 07") or (2.26m x 2.31m)

Neatly fitted with a return worktop space, beneath which there is space for utilities and plumbing/provision for automatic washing machine, fitted walls cupboards, part tiled surrounds, power points, ceiling downlighters.

Study:(10' 09" x 6' 10") or (3.28m x 2.08m)

Dual aspect having double glazed windows to the rear elevation with an outlook on to the patio and gardens, and a glazed door to the side providing access. High skirting, power points.





First Floor Accommodation:

Landing: (7' 04" x 8' 04") or (2.24m x 2.54m)

A nice bright space with a large double glazed window to the side elevation allowing natural light. From the landing there is panel doors providing access to each bedroom, bathroom and a large trap door to the loft space.

AGENT NOTE:

The landing area provides plenty of room for a return staircase to rise to the loft space lending itself to a conversion for extra bedroom accommodation for the future - subject to the usual planning permissions being obtained.

Master Bedroom:(15' 09" Max x 12' 04" Max) or (4.80m Max x 3.76m Max)

A lovely big Master Bedroom with to the front elevation a wide bay having double glazed windows with leaded light style tops and an outlook on to Montalt Road with forest land to one side. There is a shaped single radiator, high skirting, power points, ceiling coving.



Bedroom 2: (12' 10" x 10' 06" Min Min) or (3.91m x 3.20m Min)

Double glazed windows to the rear elevation provide a secluded and colourful outlook across gardens and the surrounding area, single radiator beneath, high skirting, power points, ceiling coving, a full width arrangement of fitted wardrobe cupboards, floor to ceiling, with the central doors being mirror faced, providing plenty of hanging and storage space.



Bedroom 3: (8' 05" x 8' 0") or (2.57m x 2.44m)

A good size with an attractive "Oriental" style bay to the front elevation having double glazed windows and leaded light tops, single radiator beneath, high skirting, power points, ceiling coving.

Bathroom: (8' 09" x 8' 0") or (2.67m x 2.44m)

A smart modern suite, well arranged, and including a panel enclosed bath with chrome mixer and hand held shower attachment, vanity wash hand basin with chrome mixer and storage beneath, close coupled wc, fully ceramic tiled walls for easy maintenance, an upright chrome ladder style radiator towel rail and a corner sited enclosed shower cubicle with chrome fittings, tiled flooring, two double glazed windows to side elevation, range of ceiling downlighters and wall fitted extractor fan (not tested).





Front Garden:

Set behind a shaped low level brick wall with a pull on drive mainly laid out to brick pavia and providing off street parking. To one side and up and over door provides access to a garage/store.

Garage: (8' 0" x 7' 04") or (2.44m x 2.24m)

Provides useful storage space together with access above to an additional loft with light connected providing extra storage facilities. (the garage has been divided to form part of the utility room within the main house).

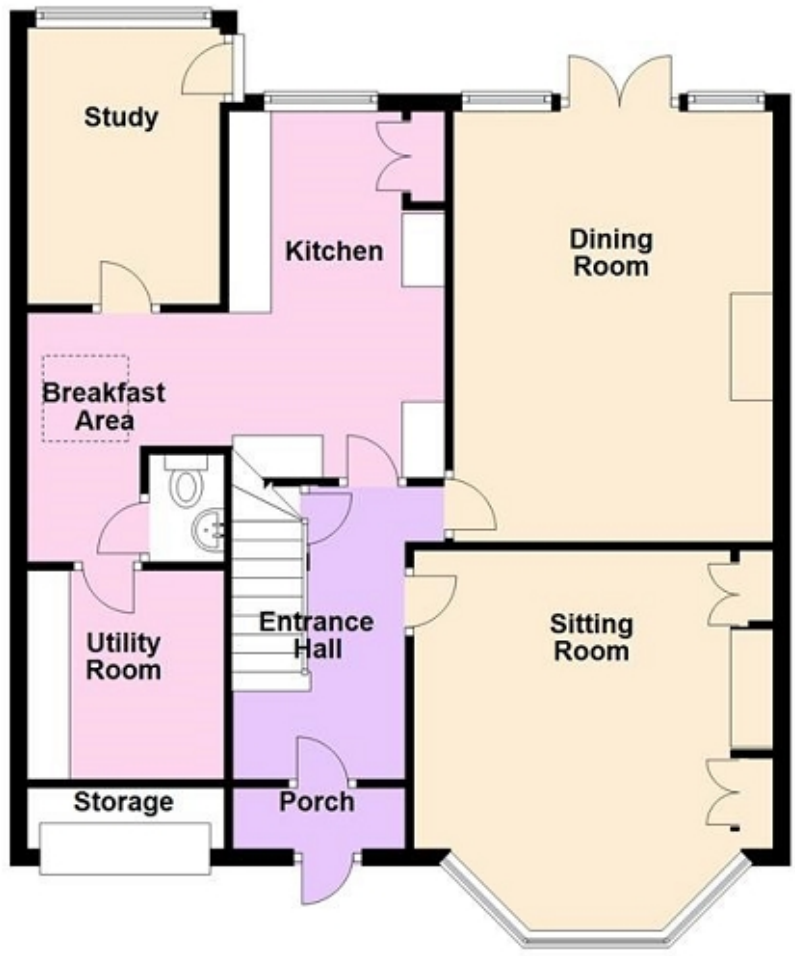
Rear Garden:

Has a spacious slightly elevated patio terrace retained by a raised wall and steps down to the remainder of the plot which, in the main, is laid out to a shaped well kept lawn and with either side a well stocked arrangement of borders including some attractive mature trees. To the rear boundary a fence conceals a utility area where there is hard standing suitable for a garden shed. The depth of the garden is approximately 75ft. Cold water mains tap and outside lighting.



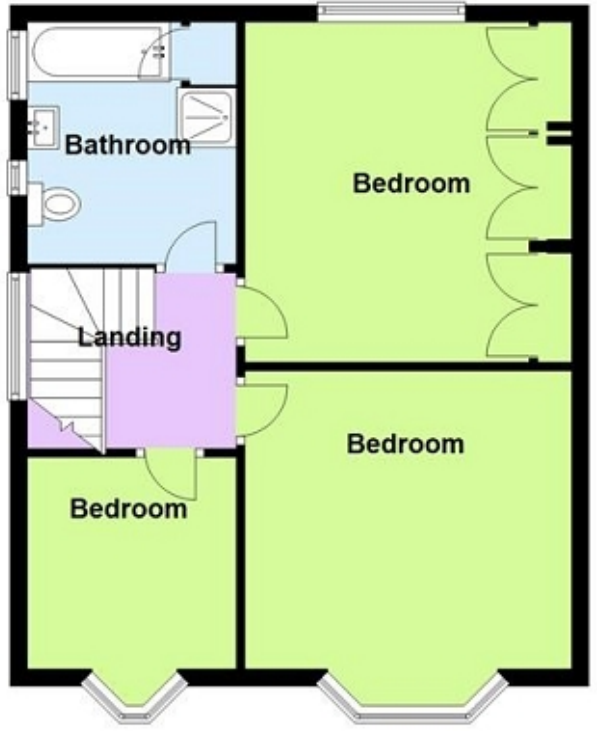
Ground Floor

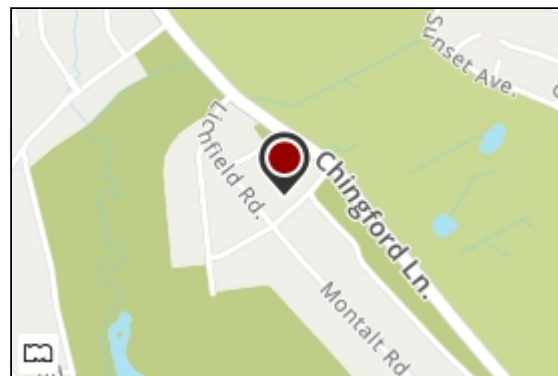
Approx. 78.9 sq. metres (849.0 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.5 sq. feet)





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> / <i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+) A			(92+) A
(81-91) B			(81-91) B
(69-80) C		73	(69-80) C
(55-68) D	56		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i> / <i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	
		Current: 46, Potential: 65	

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.

