

McRae's

Montalt Road, Woodford Green

**“A SIZEABLE GROUND FLOOR APARTMENT
2 BEDROOMS, OWN GARDEN, CLOSE TO...
SOME GLORIOUS PARK & WOODLAND WALKS!”**



Guide Price £425,000 Leasehold

A GARDEN FLAT WITH GREAT APPEAL, PLENTY OF CHARM, & LOTS OF CONVENIENCE!

This ground floor apartment, combines a distinctive 'period feel' together with some very smart contemporary fittings! The internal accommodation is of considerable size and appeal, featuring high ceilings, exposed floorboards, large windows flooding in natural light, a spacious 18ft bay fronted Lounge, well designed and fitted Kitchen Dining Room, modern Bathroom and 2 excellent Bedrooms! Outside, there is the advantage of its own private garden space including a useful storage unit.

The property setting will be of particular interest for those who enjoy outdoor living! Just a short walk away are some glorious park and woodland walks, with Highams Park Lake at it's centre. Access to surrounding facilities include Woodford Green's attractive High Road with duck pond, and access to the Central Line Tube Station serving the City and West End. Or as an alternative, Highams Park Mainline Station connects with London Liverpool St., Walthamstow Central, and the Victoria Line. Local bus routes serve the surrounding area. and access for the A406, M11 and M25 linking London and Cambridge could not be easier!

Entrance

Facing the block, access is gained to the left hand side, via a wooden gate and concrete pathway leading up to the part glazed wooden entrance door (with a wall mounted security entry system) that has casements to the side, plus a stained glass arch above. Inside the communal lobby, is a further part glazed wooden door leading in to the communal hall/ stairwell/electric meter cupboard, and the door to the flat sits on the right hand side.

Entrance Lobby/Cloaks Area (6' 06" x 4' 08") or (1.98m x 1.42m)

A wooden panel door opens into a tiled stone flooring, offering access through to the lounge and kitchen, a wall mounted security intercom system and fuse box (the electric meter can be found in the communal hall cupboard), some overhead shelving space, storage for coats and shoes, and an unusual wooden frame allowing a nice view over the 'L' shaped kitchen and beyond!

L - Shaped Kitchen/Diner (14' 04" x 11' 03") or (4.37m x 3.43m)

This well planned 'L' shaped kitchen offers style as well as substance, incorporating room for a 4 seater family dining table, as well as a tasteful and contemporary fitted kitchen that caters for all of your culinary needs! This super kitchen comprises wall mounted shelving, space for a fridge freezer, a lovely selection of cream eye level and base cupboard units, multiple pull out storage drawers, plenty of wooden worktop space, tiled splashbacks, a 5 ring hob with double electric oven beneath (plus overhead extractor fan above), plumbing provision and space for a dishwasher, a single sink unit with a mixer tap, plus a storage cupboard beneath, plumbing provision for washing machine, a wall mounted boiler, a double radiator, double glazed windows with top casements to the front elevation, plus air vents.





Bedroom 2 (11' 05" x 10' 00") or (3.48m x 3.05m)

A wooden panel door opens into this modern and brightly decorated second bedroom that comprises high ceilings, painted white floorboards, ample space for fitted or free standing wardrobes, a double glazed window to the front elevation with top casements and a double radiator beneath. There are also some handy wall mounted bookshelves situated on the right hand wall.

Bathroom (7' 04" x 5' 01") or (2.24m x 1.55m)

A wooden panel door leads into this stylish and contemporary bathroom! It features decorative black and white tiled flooring, a single sink unit with a mixer tap, a wall mounted shelf, ceiling downlighters, a low flush W.C., a black panel bath with mixer tap, wall mounted shower controls and rain shower head above. There are part tiled walls, a double glazed frosted window with top casement to the side elevation, a wall mounted chrome ladder style heated towel rail plus an air vent.



Front Garden

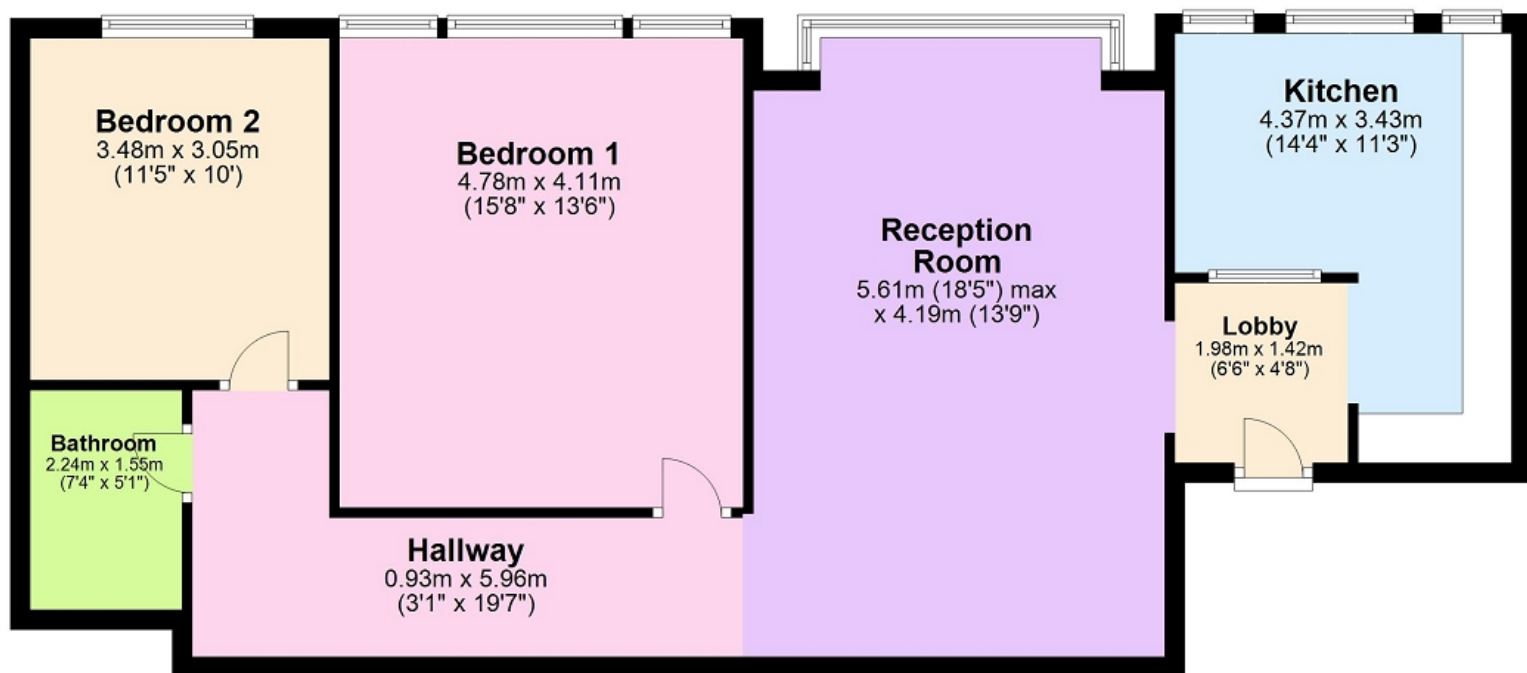
There is low level fencing, which borders the front garden (of which, the vendors advise us they have sole use of).

Outside

The gas meter can be located on the left hand side wall of the block and to the rear, there is communal use of rotary washing lines for all residents, as well your own handy storage shed!



Ground Floor



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+) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

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.

