

McRae's



Forest Drive, Woodford Green IG8 9NG

Offers In Excess Of:
£925,000 Freehold

*"An Exceptional Residence
With an outlook towards the
forest, that is unlikely to ever
change!"*

**This immaculate property, offering
plenty of living space, 5 bedrooms,
bathroom wc, en-suite shower room wc
and downstairs cloakroom wc, is set up
for family living! Convenience for
surrounding facilities is second to none,
including mainline and central line
stations connecting with Liverpool St.,
London, together with some very sought
after local schools.**

Entrance:

Set back from Forest Drive, and approached across a brick drive, steps up to:

Porch: Door to:

Reception Hall: (15' 03" x 6' 09" Max) or (4.65m x 2.06m Max)

includes stair rise

The panel entrance door features a circular glazed inset with stained glass style motif, leaded light windows to each side and top casements. From the hall, stairs rise to the first floor, access to the main

living room and breakfast room. A useful under stairs storage cupboard also housing meters.

Lounge Dining Room: (28' 05" Max x 12' 09" Max x 10' 6" Min) or (8.66m Max x 3.89m Max x 3.20m Min)

into Bay

A wonderful big family size living space (easily divided) elegantly presented, with impressive 9ft ceiling height.

Lounge Area:

Feature fireplace in Limestone, grate and gas coal effect fire (not tested), bay to the front elevation. Open plan to:

Dining Area:

Full width double glazed doors with side casements open on to the patio terrace, ideal for summer entertaining.

Breakfast Room: (8' 06" x 8' 03") or (2.59m x 2.51m)

"The Hub" of the house, with both the kitchen and the garden off! Plenty of space for dining as well as relaxing.

Kitchen: (10' 06" x 9' 02") or (3.20m x 2.79m)

Smart modern, extensively fitted with matching custom fitted base and eye level units, worktops, walls are part tiled, including integrated appliances, and a double glazed window with garden views.

Door to:

Utility Room: (4' 02" x 4' 07") or (1.27m x 1.40m)

A very useful addition to the kitchen, plumbing for washing machine, space for other appliances, wall cupboards. Door to:

Cloakroom/w.c: (4' 02" x 4' 08") or (1.27m x 1.42m)

Low flush wc, vanity wash hand basin, tiled walls, double glazed window.

First Floor Accommodation:

Landing: (8' 09" x 8' 03" Max) or (2.67m x 2.51m Max)

A central staircase rises from the ground floor to a half landing with steps to each side, leading up to the main areas with bedrooms off. A double glazed window to the flank wall provides natural light and a ceiling hatch provides loft access.

AGENTS NOTE: The spacious landing area potentially provides room for a turning staircase to develop the sizeable loft space - adding further bedroom/s and a bathroom. This would of course be subject to Local Authority Planning Approval.

2nd Landing Area: (3' 04" x 9' 09" Min Min) or (1.02m x 2.97m Min)

Bedroom 1: (15' 05" Max x 11' 06" Min) or (4.70m Max x 3.51m Min)

into Bay

"To the front of the house" and with a sunny south easterly aspect across the drive towards forest land. The wide double glazed bay adds extra depth to this bedroom with natural light flooding in! A range of custom fitted floor to ceiling wardrobe cupboards provide plenty of storage, with matching base unit.

Bedroom 2: (12' 08" x 10' 05") or (3.86m x 3.18m)

"Bright, Spacious" and framed by a large double glazed picture window to the rear, overlooking gardens and beyond! A combination of fitted wardrobes and an airing cupboard offer storage, together with a vanity base unit with wash hand basin inset.

Bedroom 3: (10' 09" x 9' 0" Min) or (3.28m x 2.74m Min)

The ideal Guest or Teenager bedroom with a forest view to the front and folding doors opening to:

En-suite shower room:(3' 0" x 6' 09" Max) or (0.91m x 2.06m Max)

Contemporary and neatly arranged with enclosed shower cubicle, low level wc and wash hand basin. Fully tiled with extractor fan.

Bedroom 4:(13' 08" x 9' 03") or (4.17m x 2.82m)

Another Double Size with an outlook over the rear garden and beyond, includes a fitted wardrobe.

Bedroom 5: (8' 08" x 6' 08") or (2.64m x 2.03m)

Currently a "Home Office" with a forest view.

Bathroom: (6' 02" x 8' 0") or (1.88m x 2.44m)

Modern, nicely laid out, with "Shower End" style bath and fittings, pedestal wash hand basin, low flush wc, tiled walls, double glazed window.

Outside:

Front Garden:

A low level brick wall with pillars and wrought iron rails form the boundary either side of a wide opening on to a brick pavia drive with hard standing for three vehicles serving the garage.

Integral Garage: (19' 10" x 9' 02") or (6.05m x 2.79m)

An electrically controlled access door opens to a very big garage/workshop space, with excellent ceiling height, storage and working areas. Here there is also a gas boiler for heating and hot water supply to the house.

AGENTS NOTE: It is thought possible this garage space would easily convert into additional living accommodation, possibly creating a separate annexe, for, say, a dependant relative? Subject to the necessary planning regulations approval.



Rear Garden:

Accessed from either the dining or breakfast room on to a spacious flagstone patio terrace, full width, raised from the remaining plot and with retaining wrought iron fencing. "Return steps" then lead down to a delightfully arranged and presented plot centred around a circular lawn, edged with brick pavia and a flagstone path. The surrounding, well stocked beds include a wide variety of shrubs, plants and evergreens, which offer All Year Round Colour!

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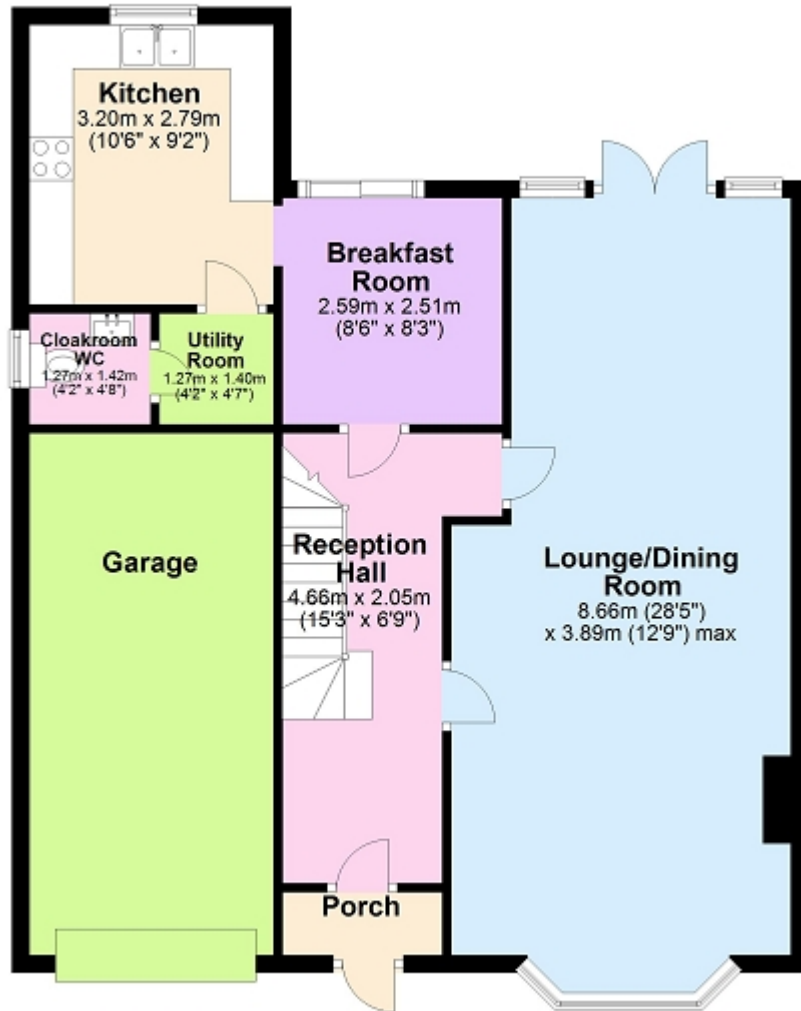
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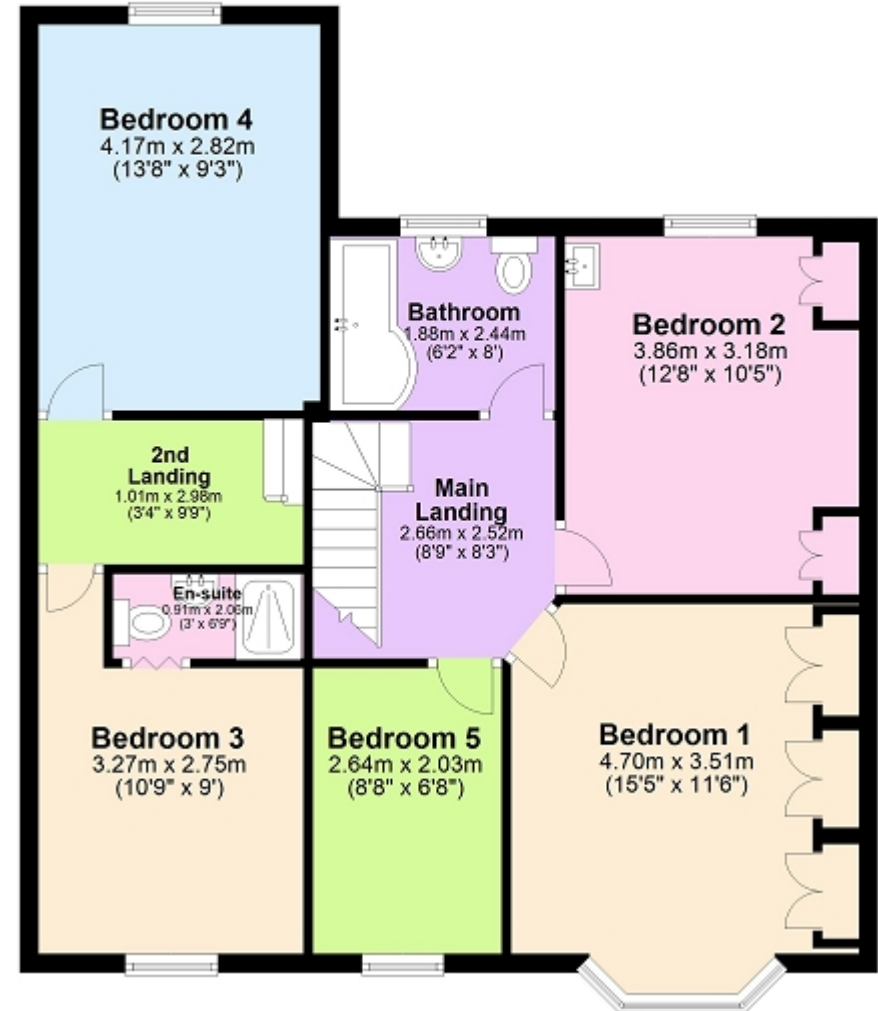


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Ground Floor



First Floor



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

McRae's

McRae's Property
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