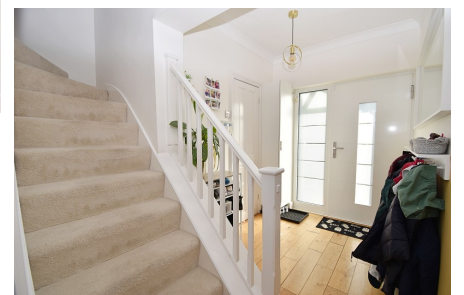


# McRae's

Sky Peals Road, Woodford Green, IG8 9NE

**AN EXCEPTIONAL EXTENDED FAMILY HOME  
PRESENTED TO A HIGH STANDARD  
OFF STREET PARKING AND DELIGHTFUL GARDENS!**



**Guide Price £699,995 Freehold**

A wonderfully light and airy semi detached house, decorated to a modern - yet pastel finish, with well proportioned living space, benefiting from a large ground floor extension which has enabled the original design to be cleverly remodelled to provide a very comfortable layout suited to family living!

The Ground floor includes a reception hall, cloakroom WC, lounge, dining area, together with a sizeable L shaped fitted kitchen, with a useful integrated utility room, and, to the front of the house, a second reception/home Office!! The first floor features 3 very good bedrooms, and a smart contemporary bathroom WC.

Outside, set back from the road, there is off-street parking, and a side access leading to a super landscaped garden, featuring an expansive raised terrace ideal for summer entertaining with steps down to a well kept garden area which includes an outbuilding/workshop having potential to convert!

The property is well placed for surrounding facilities, including Highams Park Station connecting with London Liverpool Street (about 20 minutes), excellent schooling, and some lovely Forest walks close by!

### Entrance

Set back from Sky Peals Road approached across a brick pavia style drive, leading to the entrance pitch roof exterior porch with double glazed and panelled entrance door having side casements. Opens to:

### Reception Hall (10' 04" x 6' 04") or (3.15m x 1.93m)

Well proportioned area with a return staircase rising to the first floor accommodation, natural wood flooring, panel doors provide access to lounge and front reception room/ Study. Door to:

### Reception/Study Room (9' 09" x 9' 09") or (2.97m x 2.97m)

Double glazed window to front elevation, firebreast with recess, radiator.

### Cloakroom/w.c

A close coupled wc, vanity wash hand basin with circular bowl sink and mixer tap, fitted storage linen cupboard, double glazed windows to side elevation and circular window to front elevation to provide lots of natural light. Upright ladder style chrome radiator towel rail.

### Lounge (12' 03" x 13' 09") or (3.73m x 4.19m)

An attractive size with firebreast having a recess and hearth (not live) natural wood flooring, radiator, open plan to both the dining and kitchen areas.

### Kitchen Dining Room (17' 02" x 7' 05" Min x 19' 6" Max) or (5.23m x 2.26m Min x 5.94m Max) -L Shaped

#### Kitchen Area:

A versatile area with an excellent arrangement of matching kitchen furniture including a return work top surface providing plenty of working space.

Range of wall cupboards, display shelving base units and drawers, bowl & quarter sink unit with mixer tap and drainer. Double glazed window to rear elevation provides an attractive overview of the garden, contemporary upright radiator, recess space for a fridge freezer etc. Integrated appliances include a 5 burner gas hob, oven beneath, canopy style extractor fan above, ceiling Velux style roof window.

#### Opening to:

### Dining Area

Double glazed double doors to the rear elevation open up on to the raised patio, and provide angular access to gardens, radiator to one side, ceiling Velux style roof window providing natural light. Open Plan to Lounge.

### Utility Area (4' 09" x 4' 0") or (1.45m x 1.22m)

Neatly tucked away, arrangement of utilities, having plumbing/provision for washing machine, space for tumble dryer etc, fitted Ideal gas boiler, recess storage and fitted shelving.

### First Floor Accommodation

### Landing (5' 03" x 10' 06") or (1.60m x 3.20m)

Approached from a return staircase with half landing and a feature circular glazed window to the side elevation, each first floor room leads off.

### Bedroom 1 (12' 0" x 10' 08" Min) or (3.66m x 3.25m Min)

to front of wardrobes  
Superb arrangement of fitted wardrobe cupboards to the flank wall elevation, floor to ceiling, including top box storage, radiator, double glazed window to rear with an outlook on to gardens.





**Bedroom 2 (9' 09" x 7' 07") or (2.97m x 2.31m)**

Another great double size having a double glazed window to the rear having an aspect of gardens, radiator to one side, hatch to loft space.



**Bedroom 3 (10' 05" x 9' 09") or (3.18m x 2.97m)**

Double glazed window to front elevation and an outlook across Sky Peals Road. Radiator beneath.

**Bathroom (6' 03" x 7' 09") or (1.91m x 2.36m)**

Well planned and presented with a white suite comprising a panel enclosed bath with chrome mixer and hand held shower attachment, close coupled wc, smart vanity wash hand basin with cabinet beneath, corner sited shower cubicle with hand held and fixed head shower fittings, range of ceiling downlighters, ceramic tiled walls, flooring, upright chrome ladder style radiator towel rail, double glazed window to front elevation



**Outside**

**Front Garden**

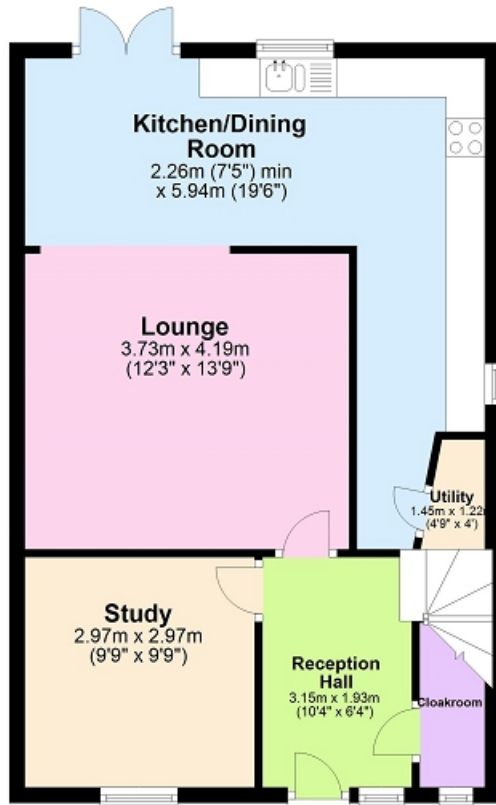
Provides off street vehicular parking, together with a side access leading to:

**Rear Garden**

Well planned, spacious patio terrace - ideal for summer entertaining! Steps lead down to the remainder of the plot with are laid to lawn, established boundaries. Large Outbuilding/Workshop offering versatile usage.



### Ground Floor

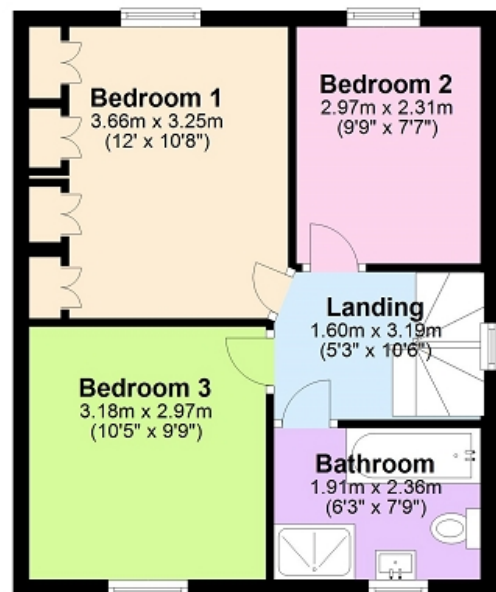


This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

### First Floor



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.

