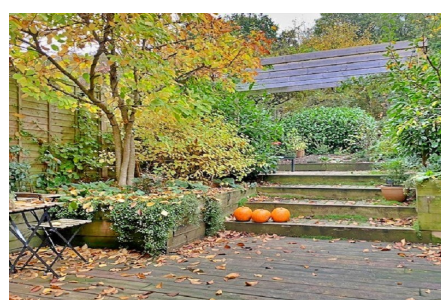


McRae's

Sky Peals Road, Woodford Green, IG8 9NF

**Immaculate 4 Bedroom, 2 Bathroom Mid Terrace...
With Secluded Views Backing Onto Forest Land...**



Guide Price £850,000 Freehold

Set on an elevated position in one of Woodford Greens most popular locations, this immaculately presented and thoughtfully extended 4 bedroom, 2 bathroom mid terrace provides beautifully well designed family sized accommodation which is generously laid out over three floors!

The ground level "living space" features a reception hall, large bay fronted family lounge, in addition to a downstairs WC, handy utility room, stylish dining area that leads through to the stunning open plan Kitchen/Living Space - together with full length contemporary style bi-folding doors, where the family can gather to eat, cook and relax together!

The first floor appointments include three well proportioned bedrooms, a modern family bathroom plus a landing area that leads up to a superb master bedroom which is complimented with plenty of storage space, as well as a contemporary En-Suite double shower room/W.C.

The rear garden is approximately 100ft in depth and ready to be tailored to all your al fresco needs. There are also some glorious views that can be enjoyed overlooking the local Forest from each of the rear bedrooms.

Perfectly situated for family life, this property backs on to the local forest land (ideal for fresh air and long walks) and theres also a great choice of village shops, amenities and local schools, together with easy access to Highams Park main line train station (approx 20 mins into London Liverpool Street) as well as the A406 and M11.

Call Now To View!

Entrance:

A low built wall with central steps leading up to an arched entrance (with tiled flooring) giving access to a panelled front door, featuring a circular glazed inset with stained glass casement windows to the side and top.

Reception Hall: (13' 07" x 5' 09") or (4.14m x 1.75m)

This reception hall comprises: Stairs rising to the first floor accommodation, coved cornice ceiling, wooden style flooring, picture rail, radiator, an under stairs storage cupboard that houses the electric meter, together with panelled doors to each of the ground floor rooms off.

Lounge: (14' 09" x 11' 08") or (4.50m x 3.56m)

Panelled door opening to: Coved cornice ceiling, wooden style flooring, square shaped feature fireplace, a radiator and a lovely big bay window with stained glass top casements to the front elevation, providing a lovely overview of the road.

Dining Area:(10' 09" x 10' 06") or (3.28m x 3.20m)

Wooden style flooring, space for a family dining table and work station with built in shelving, radiator plus a feature fireplace with tiled hearth opening out to the kitchen/living space.

Kitchen/Living Space: (17' 02" x 15' 08") or (5.23m x 4.78m)

This fabulously sized Kitchen/Living Space is ideal for budding chefs and large families! The accommodation features wooden style flooring, ample worktop space, plenty of storage cupboards, one of which houses the boiler. Also included is an electric induction hob with built in extractor fan, integrated fridge freezer, dishwasher and microwave, with two further built in ovens and grill. Additionally there is a single sink unit with mixer tap plus a drainage area and wall mounted lights to the side.

Above there are double glazed sky lights and to the rear elevation, there are sleek black bi-fold doors opening out on to the delightful rear garden.

Downstairs WC: (2' 05" x 6' 07") or (0.74m x 2.01m)

Panelled door opening to: Wooden style flooring, low flush W.C., built in side lights and shelving, plus a wall mounted sink unit with mixer tap.

Utility Room: (4' 01" x 6' 07") or (1.24m x 2.01m)

Panelled door opening to: Wooden style flooring, wall mounted radiator, single sink unit with drainer and mixer tap, a work top to the side with cupboard space beneath plus built in shelving and plumbing provision for washing machine.





First Floor Landing: (10' 04" x 7' 06") or (3.15m x 2.29m)

Wooden style flooring, picture rail, full length cupboard space, panelled doors to each of the first floor bedrooms and bathroom, together with stairs rising to the master bedroom.

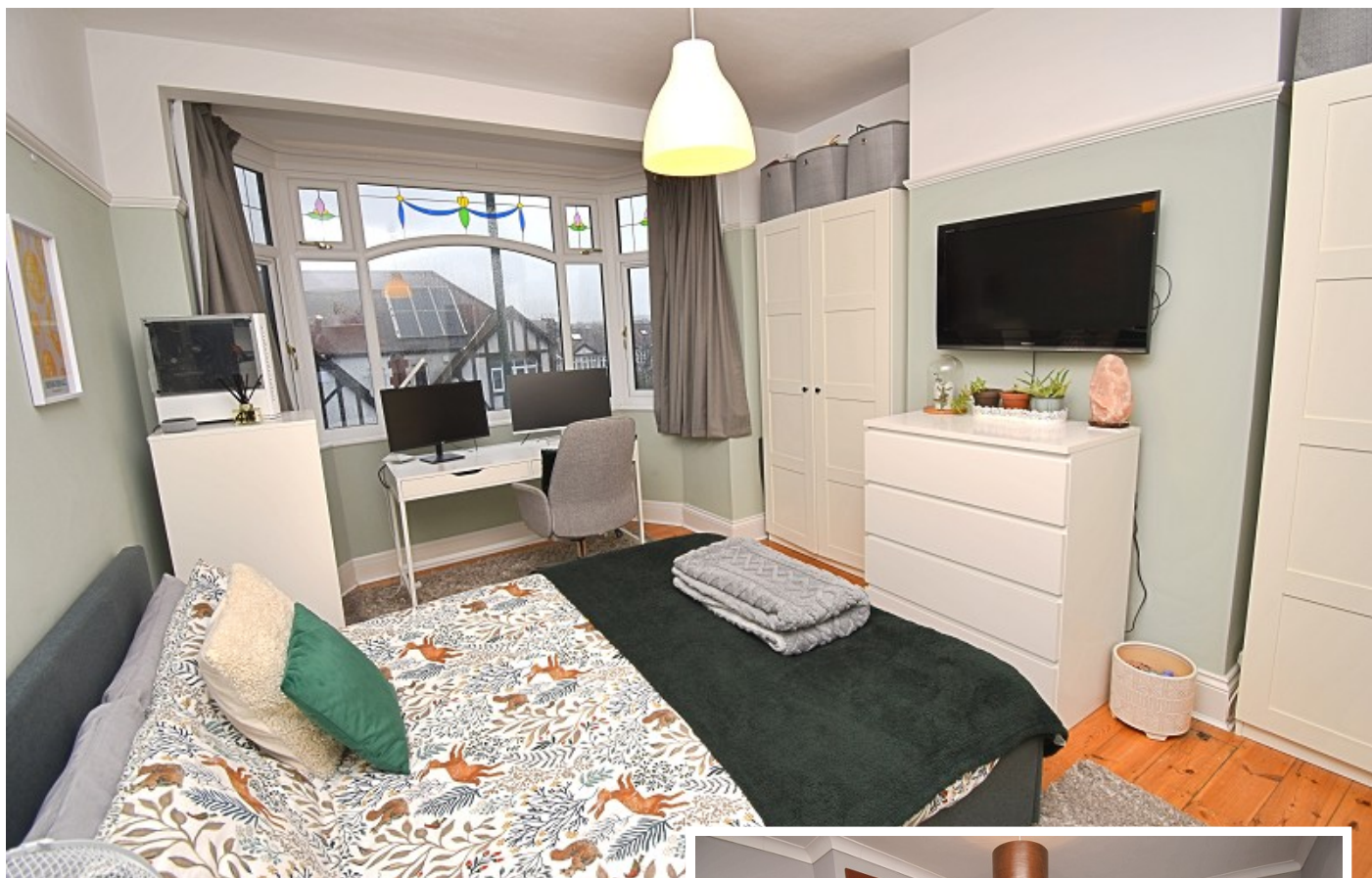
Bedroom 1: (14' 09" x 11' 01") or (4.50m x 3.38m)

Wooden style flooring, picture rail, double glazed bay window with leaded light stained glass top casements to the front elevation, with radiator beneath.



Bedroom 2: (13' 06" x 10' 02") or (4.11m x 3.10m)

Wooden style flooring, coved cornice ceiling, double glazed window to the rear elevation (with radiator beneath), overlooking the local rear gardens and glorious forest land beyond.



Bedroom 3: (8' 07" x 6' 07") or (2.62m x 2.01m)

Wooden style flooring, radiator, double glazed window with leaded light stained glass top casements to the front elevation.

Family Bathroom: (5' 08" x 7' 06") or (1.73m x 2.29m)

Fully tiled walls, low flush W.C., wall mounted heated towel rail, tiled flooring, white panel L shaped bath with wall mounted shower attachment, thermostat controls and rain spray. Additionally there is a square shaped wash hand basin with mixer tap and two frosted double glazed windows to the rear elevation.

2nd Floor Landing: (8' 03" x 4' 05") or (2.51m x 1.35m)

Double glazed Velux style skylight plus stairs to the master bedroom.

Master Bedroom: (20' 03" x 13' 02") or (6.17m x 4.01m)

Panelled door to: Wooden style flooring, double glazed velux style windows to the front elevation, allowing the enjoyment of the local neighbourhood skyline. To the rear elevation is a Juliet balcony with double doors opening out to a stunning panoramic view across the local gardens and forest beyond.





En Suite Shower Room/W.C.: (8' 0" x 5' 05") or (2.44m x 1.65m)

Panelled door to: Tiled flooring, single pedestal wash hand basin, wall mounted radiator with chrome style finish, fully tiled walls, low flush W.C., double length shower tray with clear screen and period style tap, thermostat controls and overhead shower attachment with an additional rain spray above. To the rear elevation there is a frosted double glazed window with top casement.

Rear Garden:

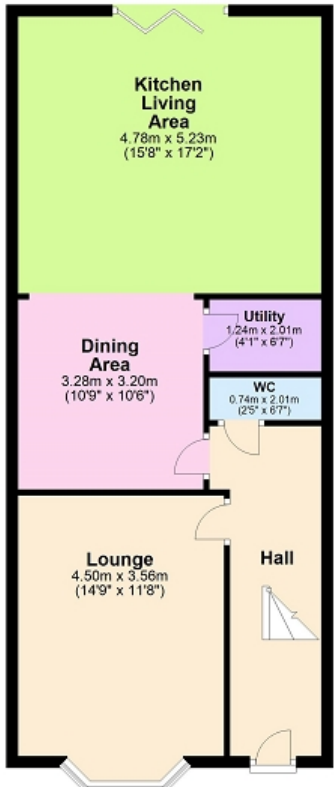
With stunning views over the forest, This family sized garden has a lovely patio area (ideal for eating relaxing or barbecuing) the remainder of plot, is mainly staggered in height and brick paved with plenty of plants and shrubs to either side. There is a useful storage shed at the far end of the garden, together with gated access to the forest.

Local Authority & Council Tax Band:

London Borough of Waltham Forest
Band E

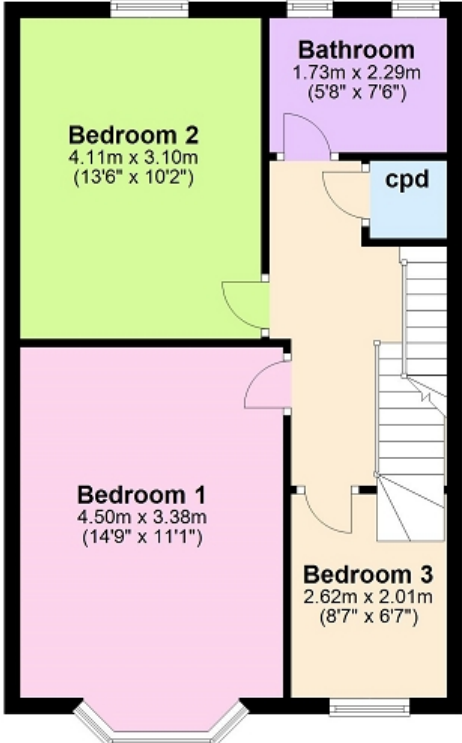


Ground Floor

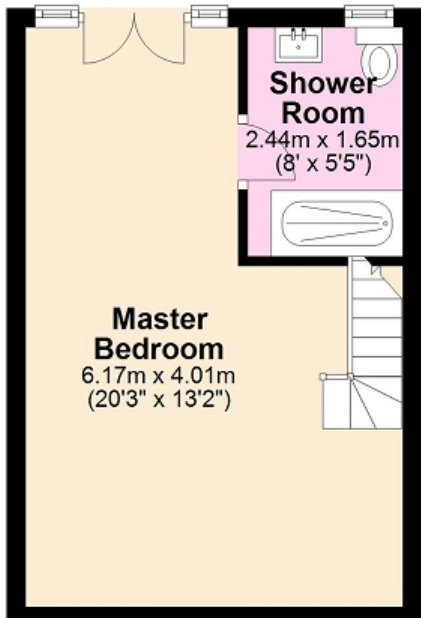


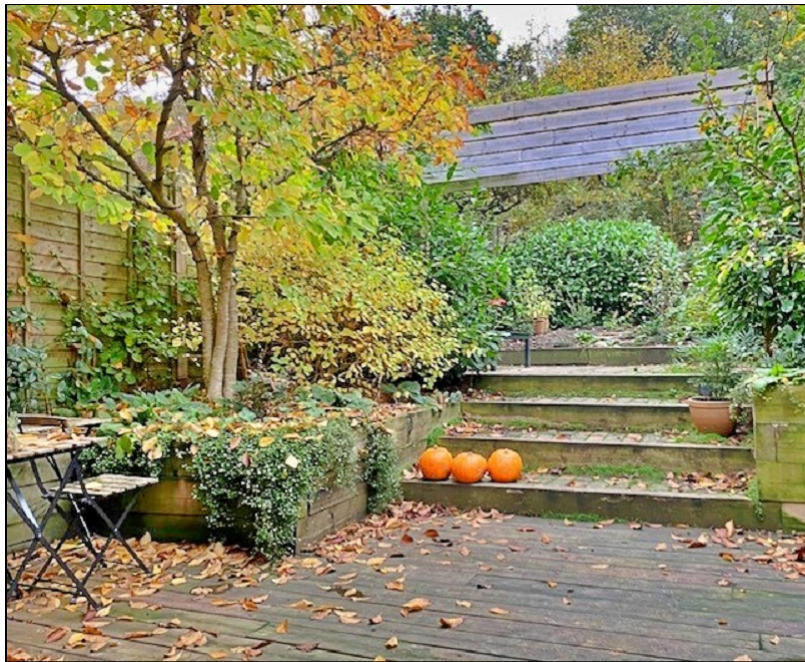
This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.


First Floor



Second Floor





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

