

McRae's



The Charter Road, Woodford Green. IG8 9RE

£895,000 Freehold

**CLOSE TO THE PARK...
A RAMBLING 100ft+ REAR...
GARDEN...
AND BAGS OF POTENTIAL!** *This very substantial 3 BEDROOM FAMILY HOUSE, is offered with undoubted potential, scope to improve further, and great extension possibilities - subject to Planning Approval. The interior accommodation includes a traditional layout with front and back separate reception rooms, a spacious hall with wood panelling, cloakroom/WC, large kitchen breakfast room, and a lean to/utility with access to the Garage. The first floor features 3 excellent bedrooms, views to the rear over gardens and Parkland beyond! In addition there is a well established plot, with a rear garden extending to a little over 108 feet in depth, off street parking and attached Garage. The location is also well regarded, being just a short walk from some delightful*

forest and park walks, and with easy access to both Highams Park and Woodford Green centres having a main line rail link, and central line tube service respectively.

Entrance:

The property is set back from The Charter Road with a recess storm porch and heavy studded wood panelled door with stained glass inset, opening to:

Reception Hall:

A fine spacious reception area with half wood panelled walls, double radiator, stained glass leaded light windows to the front elevation, return staircase to the first floor accommodation with half landing, central heating thermostat, useful stairway utility cupboard, wall light points, wood panelled doors provide access to each reception room, kitchen and:

Cloakroom/w.c:

Comprises a low flush wc, wash hand basin, radiator to one side and fitted extractor fan.

Living Dining Room: (13' 10" x 12' 02") or (4.22m x 3.71m)

A charming reception room with a wide bay to the front elevation having double glazed windows, shaped double radiator beneath, dado rail, picture rail, ceiling coving.

Sitting Room: (22' 02" x 12' 02") or (6.76m x 3.71m)

A very comfortable living space dominated by a wide large glazed picture window to the rear elevation, taking in fully, the secluded garden to the rear with glazed double doors to one side leading on to the raised patio. Feature fireplace (not live) with

surround and hearth, wall light points, ceiling coving, radiators on two sides.

Kitchen Breakfast Room: (14' 05" x 8' 08") or (4.39m x 2.64m)

Nicely fitted with units on two sides including return worktops beneath, single bowl sink unit, part tiled surrounds, double radiator, space for table and chairs etc, window to rear elevation overlooks the gardens, part glazed panel door to side leading to:

Lean-To/Utility Area: (11' 05" x 8' 03") or (3.48m x 2.51m)

A useful space that could be developed further providing access to the garden and garage.

First Floor Accommodation:

Landing:

Approached from a return staircase with half landing opening to the main landing area where there are wood panel doors leading off to each first floor room, two stained glass leaded light casement windows to the front elevation providing natural light, large hatch to loft space, fitted linen cupboard.

Bedroom 1: (16' 09" x 11' 09") or (5.11m x 3.58m)

A lovely big main bedroom having a wide bay to the front elevation with an outlook on to The Charter Road. Double panel radiator, leaded light stained glass feature window to side elevation, ceiling coving.

Bedroom 2: (14' 02" x 11' 08"Max Max) or (4.32m x 3.56m Max)

Wide double glazed window to rear elevation with a secluded outlook over gardens and the park beyond! Radiator beneath, fitted wardrobe cupboards, ceiling coving.

Bedroom 3: (8' 06" x 8' 08") or (2.59m x 2.64m)

Double glazed window to rear elevation with again, wonderfully secluded outlook over gardens and parkland beyond, radiator, fitted wardrobe cupboard.

Bathroom: (9' 00" x 5' 0") or (2.74m x 1.52m)

A modern suite comprising panel enclosed bath with corner mixer tap and hand held shower attachment, contemporary upright radiator, low flush wc, vanity wash hand basin with mixer tap and cupboard beneath, shower cubicle with chrome fittings, ceramic tiled walls, two double glazed windows to the side elevation.

Outside:

Rear Garden

The rear garden has a depth of a little over 108 feet, and is very secluded. Steps leading down from a Verandah. There is a multitude of well established shrubs and trees on either side of the lawn which extends the full length of the garden separated by a centre bed. To the rear boundary there is a small patio area with seating.

Front Garden

A well stocked front garden area with central path and to one side, off street parking serving the attached Garage.

Garage:

UP N Over door, wall mounted boiler serving the central heating system.

Local Authority and Council Tax Band

London Borough of Waltham Forest

Band F



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Total area: approx. 148.7 sq. metres (1600.5 sq. feet)

Floorplans are for guidance only and are not to scale

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McRae's Property Services

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