

# McRae's

Peony Court, Bridle Path, Woodford Green, Essex. IG8 9LY

**A WELL MAINTAINED APARTMENT  
ON THE FIRST FLOOR, WITH 2 BEDROOMS & PARKING,  
AN IDEAL FIRST PURCHASE OR BUY TO LET**



**Guide Price £298,995 Leasehold**

**Forming part of this attractive looking, well presented complex which faces the forest, a VERY COMPETITIVELY PRICED 2 BEDROOM FIRST FLOOR APARTMENT offered for sale with no onward chain!**

**Peony Court forms part of a small development adjacent to Forest land, and is within walking distance of Highams Parks popular village centre, offering a variety of shopping facilities, Cafes and restaurants together with a mainline station serving London Liverpool Street, Walthamstow Central and the Victoria line.**

**The flat itself consists of a reception hall with cupboard space, a big open plan lounge dining room, a pleasant outlook onto communal gardens, fitted kitchen, a bathroom W.C. and two bedrooms. There is gas fired heating and communal gardens to front and rear, together with an allocated parking space close by.**

### **Entrance**

Communal entrance door with entry phone security release opening to halls and door to flat.

### **Reception Hall**

Of good size with access to each bedroom bathroom and lounge leading off. An arrangement of fitted cupboards, including utility cupboard with shelving.

### **Lounge (15' 05" x 13' 07") or (4.70m x 4.14m)**

A Lovely big open plan lounge dining room with a wide picture window to side elevation providing a pleasant aspect of communal gardens, radiator beneath, power points and plenty of space for dining table and chairs. Door to:

### **Kitchen (10' 04" x 7' 05") or (3.15m x 2.26m)**

An arrangement of fitted furniture in a matching design with return worktop surfaces, incorporating a 4 burner gas hob, oven beneath, extractor fan above, part tiled surrounds, sink unit with mixer tap, plumbing/provision for washing machine, space for fridge freezer, power points, tiled floor, wall mounted gas boiler serving central heating and domestic hot water. Picture window to side elevation.

### **Bedroom 1 (13' 04" x 8' 08") or (4.06m x 2.64m)**

A nice big double bedroom with picture window to the side elevation and an aspect of communal gardens, radiator, power points, double wardrobe with top box storage.

### **Bedroom 2(10' 04" x 7' 02") or (3.15m x 2.18m)**

Picture window to side elevation, radiator, power points.

### **Bathroom(9' 02" x 2' 05") or (2.79m x 0.74m)**

Suite comprises a panel enclosed bath with mixer tap, independent shower and attachments, glazed side screen, part tiled surrounds, mirror backed recess with fitted storage cabinet, low flush wc, column style pedestal with wash hand basin and mixer tap, extractor fan, radiator.

### **Outside**

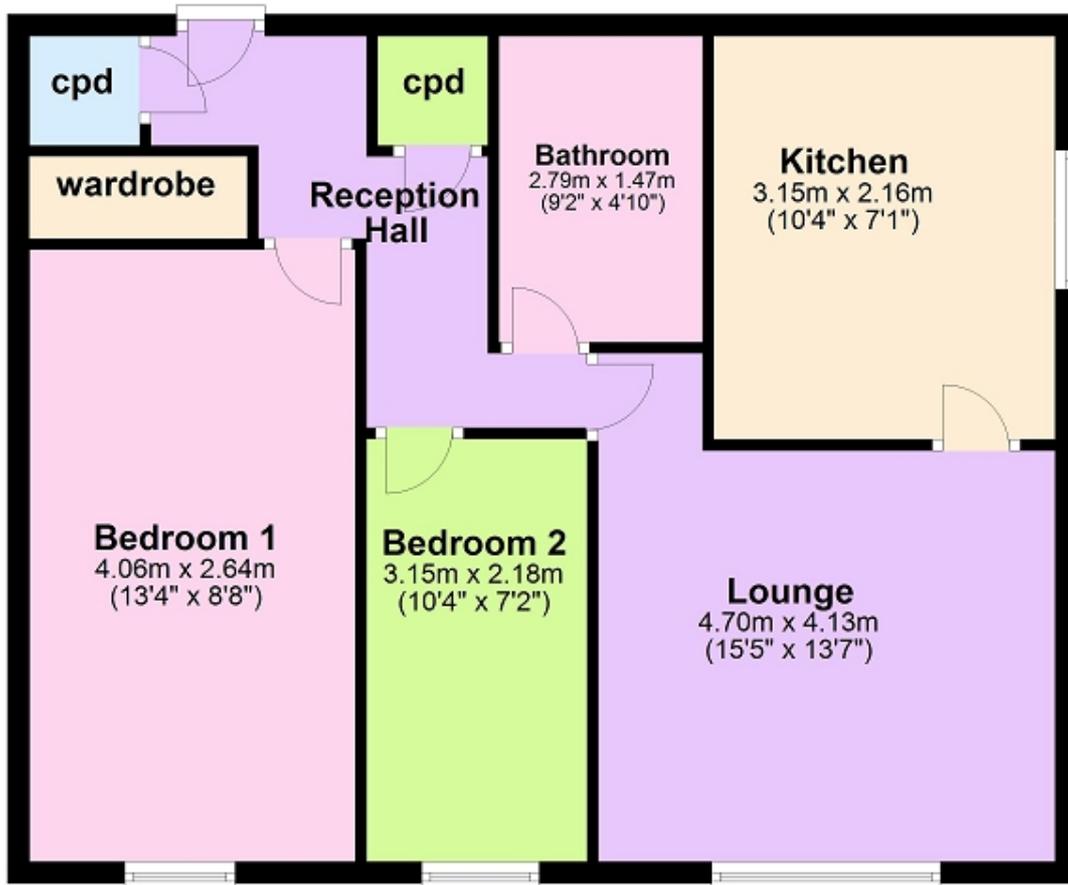
A parking space together with well kept communal gardens surrounding the block which is adjacent to forest land.

**Council Tax Band C  
EPC Rating C**





## First 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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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.