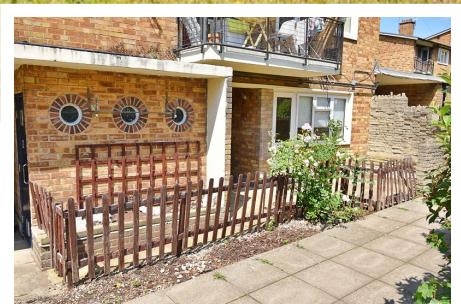


McRae's

Oak Hill Court Oak Hill Woodford Green IG8 9PB

***“A 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT
ESTABLISHED, SECURE COMPLEX
INCLUDES ITS OWN PATIO STYLE GARDEN SPACE”***



Guide Price £350,000 Leasehold

With a delightful tree-lined aspect to the front and approached within its own secure gated communal gardens, this 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT offers spacious accommodation and is located just a short walk of Highams Park centre with its array of shops, restaurants and Tesco store together with a mainline station serving Liverpool St., London, Walthamstow Central with links to the Victoria Line. The property benefits from security entry system, its own private patio terrace and large enclosed communal gardens. The interior includes good size lounge, fitted kitchen, 2 double bedrooms-both with double storage cupboards, bathroom and separate W.C., and is offered with NO ONWARD CHAIN together with a NEW EXTENDED LEASE TERM - further details can be provided.

Entrance

Set back from Oak Hill the property is approached through secure gates with entryphone system. To the rear there is a communal entrance and door to the flat.

Reception Hall (8' 0" Max x 17' 06" Max x 2' 8" Min) or (2.44m Max x 5.33m Max x 0.81m Min)

L Shaped hallway with electric radiator, power points, two storage cupboards - one housing meter, entryphone, doors to each room off

Lounge (13' 08" x 11' 10") or (4.17m x 3.61m)

Panel door with glazed inserts opens to spacious living accommodation with feature fireplace (not live), wood style laminate flooring, electric radiator, double glazed windows to rear elevation overlooking communal gardens and door to patio garden.

Kitchen (10' 05" x 7' 08") or (3.18m x 2.34m)

Galley style kitchen with a selection of wall and base units, single bowl sink unit with mixer tap, space for cooker and fridge freezer, part tiled surrounds, tiled floors, useful storage cupboard, double glazed door providing access to patio terrace.

Bedroom 1 (12' 09" x 11' 10") or (3.89m x 3.61m)

Double glazed window to the front elevation with an outlook along Oak Hill, double doors provide access to a useful storage cupboard space, electric heater.

Bedroom 2 (9' 09" x 12' 03") or (2.97m x 3.73m)

Double glazed window to front elevation, electric radiator, double doors open to a useful wardrobe storage cupboard.

Bathroom (6' 04" x 5' 03") or (1.93m x 1.60m)

Suite comprises panel enclosed bath with mixer tap and wall mounted shower attachment, pedestal wash hand basin with mixer tap, wall mounted radiator towel rail, tiled flooring and part tiled walls.

WC (4' 04" x 2' 08") or (1.32m x 0.81m)

Low flush WC, tiled floor, window to rear elevation.

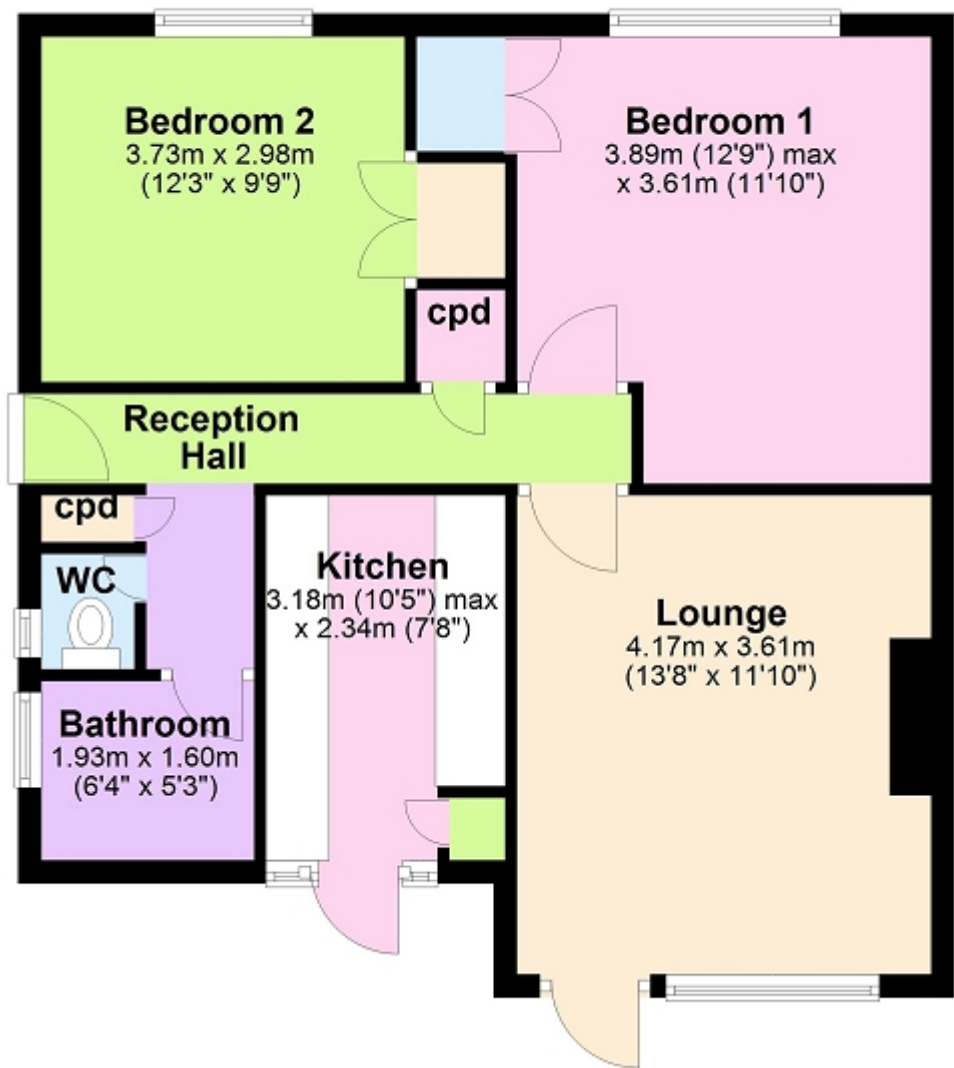
Outside

Patio terrace to the rear elevation, accessed from both the lounge and kitchen.





Ground Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		77	(69-80) C		
(55-68) D			(55-68) D		62
(39-54) E	41		(39-54) E	48	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.