



Brookfield Path, Oak Hill, Woodford Green, IG8

Offers In The Region Of £850,000

FOR SALE

 3  2  3

Freehold

- Freehold 3 Bedroom detached Chalet bungalow
- Three Reception Rooms
- Conservatory
- Highams Park Station: 0.4 mile
- Council Tax Band: F
- EPC Rating: G
- x5 Garages & Off-street parking
- Beautiful Mature Garden
- Chain free
- 2152 Sq Ft (200 Sq M)

When you visit 'The Chalet' you will be amazed at its special location!

A fantastic opportunity to live in a home that's surrounded by space, in a unique location near the forestland of Higham's Park and the river Ching, with acres of natural green space on your doorstep. And yet you'll still be within easy reach of the buzz of east London.

On the ground floor, the property has 2, well proportioned, reception rooms, a large contemporary family bathroom and a conservatory overlooking the gardens which are rich with established trees, shrubs and a pond. The large windows make the outdoorsy nature of this place feel very much part of the home. While upstairs, the loft room creates a larger bedroom with built-in storage and ensuite.

There's room to put your stamp on this place and lots of scope outside as well, with 5 garages for storage, or whatever else you have in mind. There's also private parking space.

From your home on the edge of the forest, you'll be able to walk to the village where there're shops and an overground line that runs to Liverpool Street and to the Victoria line at Walthamstow Central station. The area is currently benefiting from the Waltham Forest Council's Regeneration Programme which will see iconic buildings, including the Regal Cinema, returned to its former glory. There's also a variety of local schools nearby. Are you up for looking at something exciting and completely different?

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DIMENSIONS

Entrance

Via front door leading into:

Enclosed Porch

Further doors leading into:

Entrance Hallway

Door to reception room, kitchen, bedroom one, bedroom two & shower room.

Reception Room

14'6 x 13'5

Open to:

Dining Room

13'5 x 6'11

Open to:

Sun Room

12'1 x 6'10

Kitchen

13'5 x 10'10

Door to:

Conservatory

14'6 x 7'6

Door to kitchen.

Bedroom One

15'1 x 9'10

Bedroom Two

11'5 x 10'6

Shower Room

8'1 x 5'9

First Floor Landing

Door to all first floor rooms.

Bedroom Three

16'6 x 13'7

Shower Room

11'2 x 5'7

Mature Rear Garden

Mature trees, shrubs & pond.

Garage One

17'5 x 7'5

Garage Two

17'5 x 7'5

Garage Three

17'5 x 7'5

Garage Four

17'5 x 7'8

Garage Five

20'2 x 10'2

Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest

Council Tax Band: F

Annual Council Tax Estimate: £2,802.14 pa

Disclaimer:

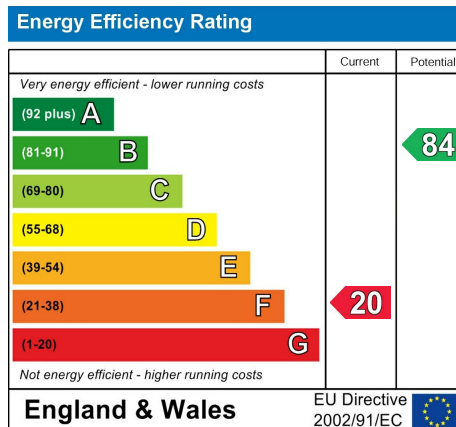
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FLOORPLAN

Approximate Gross Internal Area 2152 sq ft – 200 sq m
Ground Floor Area 1046 sq ft – 97 sq m
First Floor Area 371 sq ft – 34 sq m
Garage Area 735 sq ft – 68 sq m



EPC RATING



MAP

