

## Directions

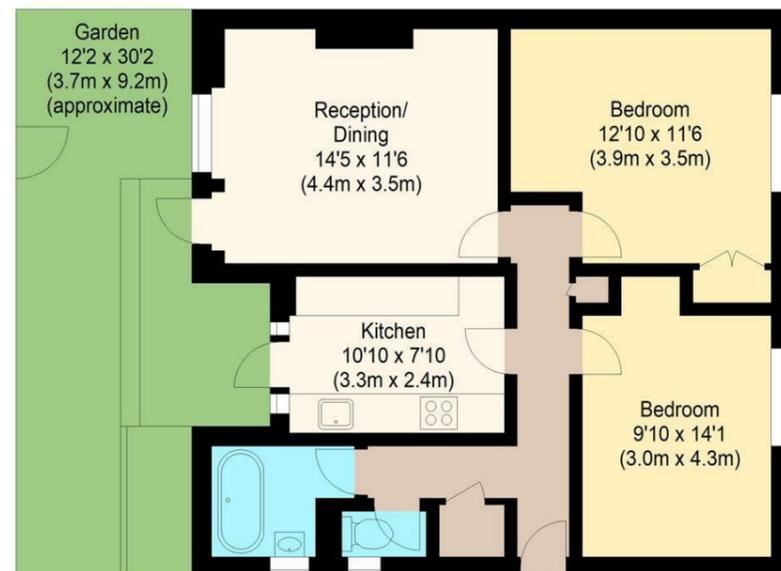
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose  
Oak Hill Court, IG8

Approximate Gross Internal Floor Area: 65.49 sq m / 705 sq ft



26 Oak Hill Court 81 Oak Hill, Woodford Green, IG8 9PB

Guide Price £375,000

- Spacious ground floor flat in popular Oak Hill Court
- Bright reception/dining room with direct garden access
- Modern family bathroom
- Excellent location close to Highams Park Station (Overground to Liverpool Street)
- Long lease
- Two generously sized double bedrooms
- Separate fitted kitchen with good storage and workspace
- Private garden area, rare for flats in the area
- Easy access to A406, M11 and local bus routes
- Nearby green spaces including Highams Park Lake and Epping Forest



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 1/10/2025

## 26 Oak Hill Court 81 Oak Hill, Woodford Green IG8 9PB

A well-presented two double bedroom ground floor flat in the sought-after Oak Hill Court development, offering a bright reception with garden access, a separate kitchen, and the rare benefit of a private outdoor space. Ideally located close to Highams Park Station, local amenities, and the open green spaces of Highams Park Lake and Epping Forest, this property is perfect for first-time buyers, downsizers, or investors alike.



Council Tax Band: B



Set within the popular Oak Hill Court development in Woodford, this well-presented ground floor flat offers a wonderful balance of space, comfort, and convenience. With two generously proportioned double bedrooms, a bright reception/dining room, a separate kitchen, and a private garden area, the property is perfectly suited to first-time buyers, downsizers, or those seeking an investment in a desirable location.

The layout flows naturally, with a welcoming hallway leading to all rooms. The spacious reception/dining room provides an inviting setting for both relaxing and entertaining, with direct access to the garden—ideal for enjoying the outdoors in the warmer months. The separate kitchen is neatly arranged, offering good storage and workspace, while the family bathroom is positioned nearby for ease of access. Both bedrooms are well sized making them versatile for use as sleeping accommodation, a guest room, or even a home office.

The property further benefits from its own section of garden, offering a private outdoor retreat, rare to find with flats in the area. There's also a large secure communal garden space to enjoy.

Oak Hill Court is ideally located for local amenities and transport links. Highams Park Station is within easy reach, providing regular services into London Liverpool Street via the Overground, making this a fantastic option for commuters. The property also benefits from nearby bus routes and road links, including the A406 and M11. Locally, residents enjoy an excellent range of shops, cafés, and restaurants in both Highams Park and Woodford, while the beautiful Epping Forest and Highams Park Lake offer green spaces for walking, running, and outdoor leisure.

This ground floor apartment combines generous living space with the appeal of its own garden and an excellent location, making it a superb opportunity for buyers seeking comfort, convenience, and strong transport connections.