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FEATURES

- Detached Family Home
- Four Double Bedrooms
- Large Open Plan Living Area
- Under Floor Heating Downstairs
- Speaker System Throughout
- Large Bi-fold Doors
- Integrally mounted Ipad home control system
- Instant hot water tap
- Fully opening skylight with remote

PROPERTY SUMMARY

Located adjacent to Epping Forest in a quiet area of Woodford Green, 'Croftside' is a well-proportioned four double bedroom family home that has been recently redesigned to a extremely high standard. A welcoming hallway leads via double doors into a generous family room and luxury kitchen with an open plan arrangement. Bi-fold doors lead straight onto a landscaped garden. A traditional front reception room features a Swedish style log burning fireplace. In addition, there is a large ground floor office, spacious utility, luxury cloakroom and integral bike/storage area. The stylishly tiled ground floor features underfloor heating and can be controlled remotely via an app.

A custom made oak and glass staircase leads to the upper floor comprising of four double bedrooms, a stunning family bathroom with freestanding bath, double walk in shower and 'airplay' ceiling speakers.

The master bedroom features an oak paneled bespoke headboard with integral lighting, a music and entertainment system with ceiling speakers. The en-suite wet room is fitted to a high standard with a rainfall showerhead, mood lighting and entertainment system.



ENTRANCE HALL

Tiled flooring with a custom oak and glass staircase.

KITCHEN/LOUNGE 24' 7" x 23' 9" (7.49m x 7.24m)

Bright and spacious with tiled underfloor heating and large bi-fold door leading to the landscaped garden.

LIVING ROOM 11' 10" x 11' 10" (3.61m x 3.61m)

Traditional front reception room with log burning fireplace.

CLOAKROOM

Luxury tiled with underfloor heating.

OFFICE 9' 10" x 7' 6" (3m x 2.29m)

Wood effect tiled with underfloor heating.

UTILITY ROOM 11' 10" x 5' 5" (3.61m x 1.65m)

Separate utility room with door leading to the garden.

STORAGE

Integral storage with door to the front driveway.

LANDING

Oak staircase leading to a large landing with lightwells.

BEDROOM ONE 14' 10" x 12' 0" (4.52m x 3.66m)

Features include an oak paneled headboard with integral lighting and entertainment system.

ENSUITE

Spacious fully tiled en suite with rainfall shower, mood lighting and lightwell.

BEDROOM TWO 11' 11" x 11' 11" (3.63m x 3.63m)

Featuring a large bay window and original circular stained-glass window.

BEDROOM THREE 11' 0" x 9' 2" (3.35m x 2.79m)

Fitted carpets with bay window seat.

BEDROOM FOUR 9' 0" x 8' 11" (2.74m x 2.72m)

Fitted carpet and views to landscape garden.

BATHROOM 10' 5" x 5' 5" (3.18m x 1.65m)

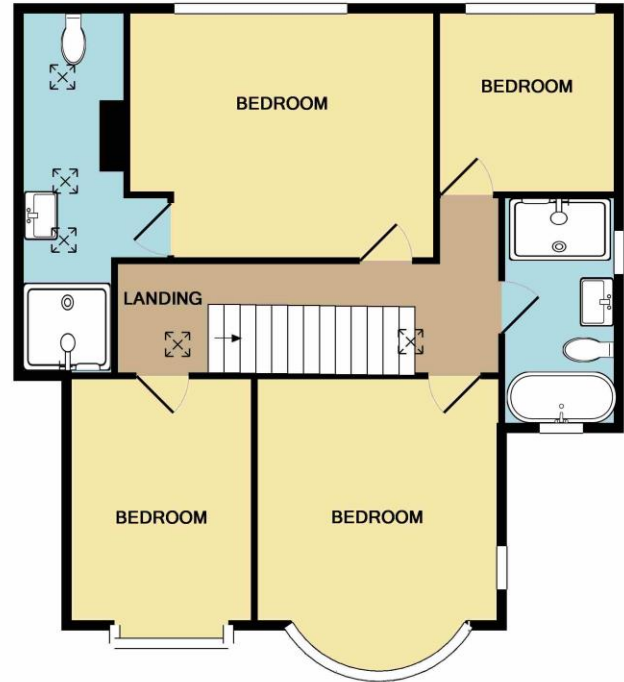
Freestanding bath, double walk in shower and 'airplay' ceiling speakers.

GARDEN

Landscaped garden with large patio and raised decked area with exterior lighting and octagonal summer house.







Approximate gross internal area = 192 SQ Meters

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.