



**LAWLOR<sup>s</sup>**  
ELITE HOMES

**Clarence Gate, Woodford Green**

To view | 020 8281 0123

## IN BRIEF...

**Age:** Modern

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**Tenure:** Freehold

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**Bedrooms:** 7

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**Bathrooms:** 4

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**Receptions:** 3

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**Area:** Approx. 345SqFt | 3720SqMt

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**Condition:** Excellent Decorative Order

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**Exterior:**

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**Parking:**

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## NOTEWORTHY...





## SUMMARY...

Lawlors Elite Homes are pleased to bring to the market this well present Seven Bedroom detached family home situated within the ever popular gated development of Repton Park, The property is situated close to local amenities and within close proximity to the M25 and M11 junctions. Ground Floor, Entering through the porch you come into the large main entrance hall, large family living room leading to family dining room with patio doors to rear aspect, Large open fully fitted kitchen with separate dining area and utility room, downstairs cloakroom and separate study. First Floor, First floor landing, Master Bedroom with fitted wardrobes, four piece en-suite bathroom and patio door leading to balcony, Bedroom Two with fitted wardrobes and en-suite shower room, Bedroom Three with fitted wardrobes and en-suite bathroom, two further double bedrooms and family bathroom. Second Floor, Second floor landing, two double bedrooms, large storage cupboard operated by two sliding doors and a separate W/C. Exterior: Property

## OUTSIDE...

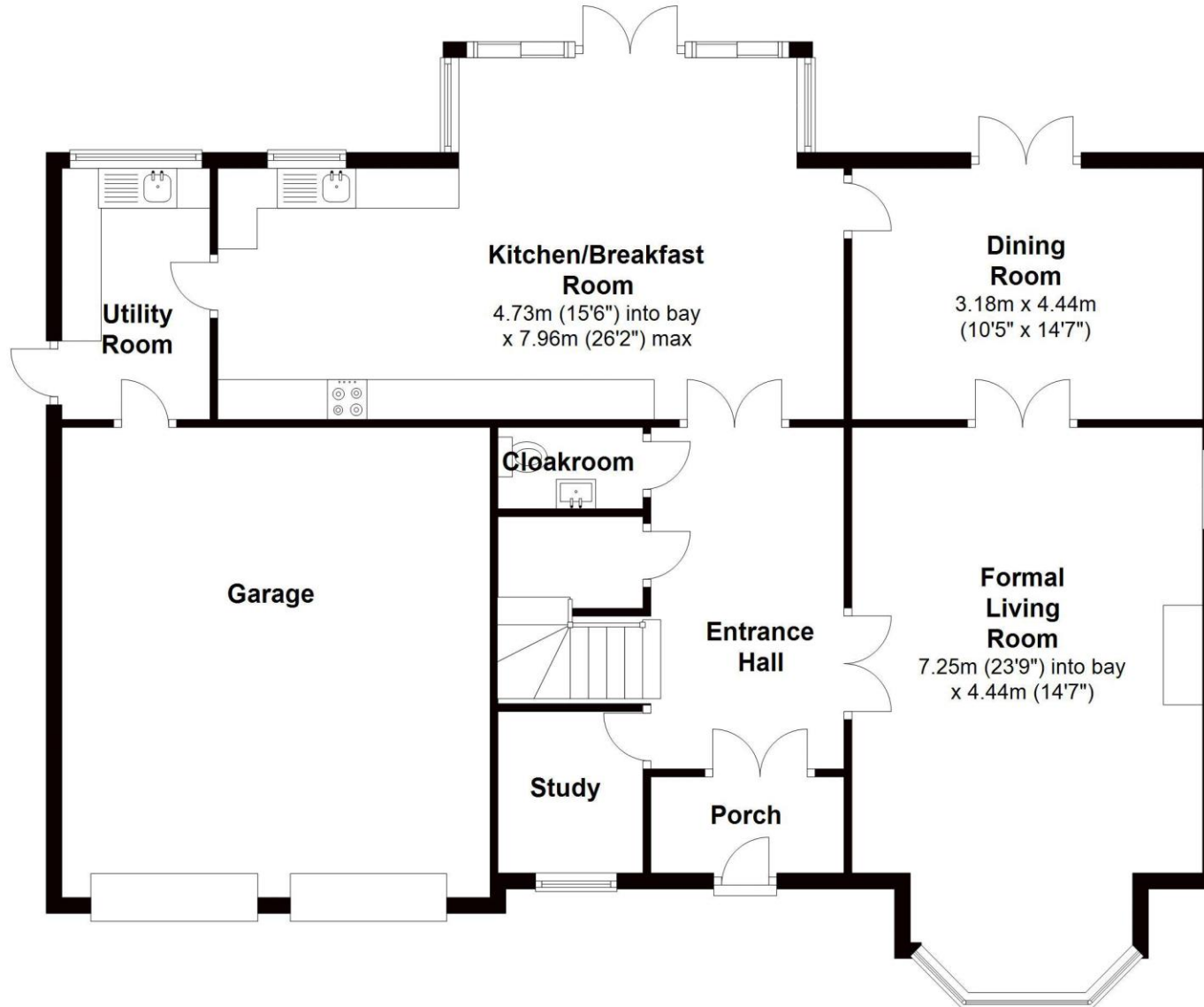
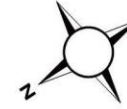




# PLANS...

## Ground Floor

Approx. 138.8 sq. metres (1494.4 sq. feet)



Total area: approx. 345.7 sq. metres (3720.9 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## DIMENSIONS...

Entrance Hall	
Study	6' 8" x 5' 10" (2.03m x 1.78m)
Formal Living Room	23' 9" bay x 14' 7" (7.23m x 4.44m)
Guest Cloakroom	6' 0" x 3' 2" (1.83m x 0.96m)
Dining Room	14' 7" x 10' 5" (4.44m x 3.17m)
Kitchen/Breakfast Room	26' 2" max. x 15' 6" (7.97m x 4.72m)
Utility Room	10' 9" x 6' 2" (3.27m x 1.88m)
Landing	
Master Bedroom	17' 4" max. x 10' 8" F/W (5.28m x 3.25m)
En-Suite to Master	13' 5" x 7' 4" (4.09m x 2.23m)
Balcony	8' 11" x 4' 4" max.(2.72m x 1.32m)
Bedroom Two	15' 2" F/W x 15' 3" max. (4.62m x 4.64m)
En-Suite to Bedroom Two	10' 7" x 5' 11" (3.22m x 1.80m)
Bedroom Three	17' 8" max. x 16' 2" max. (5.38m x 4.92m)
En-Suite to Bedroom Three	6' 11" x 6' 5" (2.11m x 1.95m)
Bedroom Four	16' 3" x 10' 6" max. (4.95m x 3.20m)
Bedroom Five	13' 6" max. x 10' 6" (4.11m x 3.20m)
Family Bathroom	11' 2" x 8' 1" (3.40m x 2.46m)
Bedroom Six	16' 10" x 16' 6" (5.13m x 5.03m)
Bedroom Seven	17' 8" max. x 16' 9" (5.38m x 5.10m)
Cloakroom	5' 11" x 4' 8" (1.80m x 1.42m)
Double Garage	19' 6" x 18' 0" (5.94m x 5.48m)

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OF SUCCESSFUL BUSINESS**



## LOCATION...

**Town Centre:** The Broadway, Woodford Green, Less Than 0.5 Miles

**Supermarket:** Waitrose, Approx 1.5 Miles

**Sports Centre:** Virgin Active (Repton Park), Less Than 0.5 Miles

## SCHOOLS...

Please visit [www.schoolsnet.com](http://www.schoolsnet.com) to locate appropriate schools (Property Postcode: IG8 8GN)

## TRANSPORT...

**Underground Station:** Woodford Station, Approx 1 Mile

**Railway Station:** Chingford Station, Approx 3 Miles

**Motorway Junction:** M11 Junction 4, A406 & A12, Approx 1.5 Miles

## AREA...

## MORE DETAILS...

**EPC:** C

**Local Authority:**

Redbridge Council

**Council Tax Band:** H

## TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

**Call for your free valuation:**

020 8281 0123



# WOODFORD GREEN

## LAWLOR<sup>S</sup>

ELITE HOMES

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