

DAVIS ESTATES



Gidea Avenue

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Gidea Park



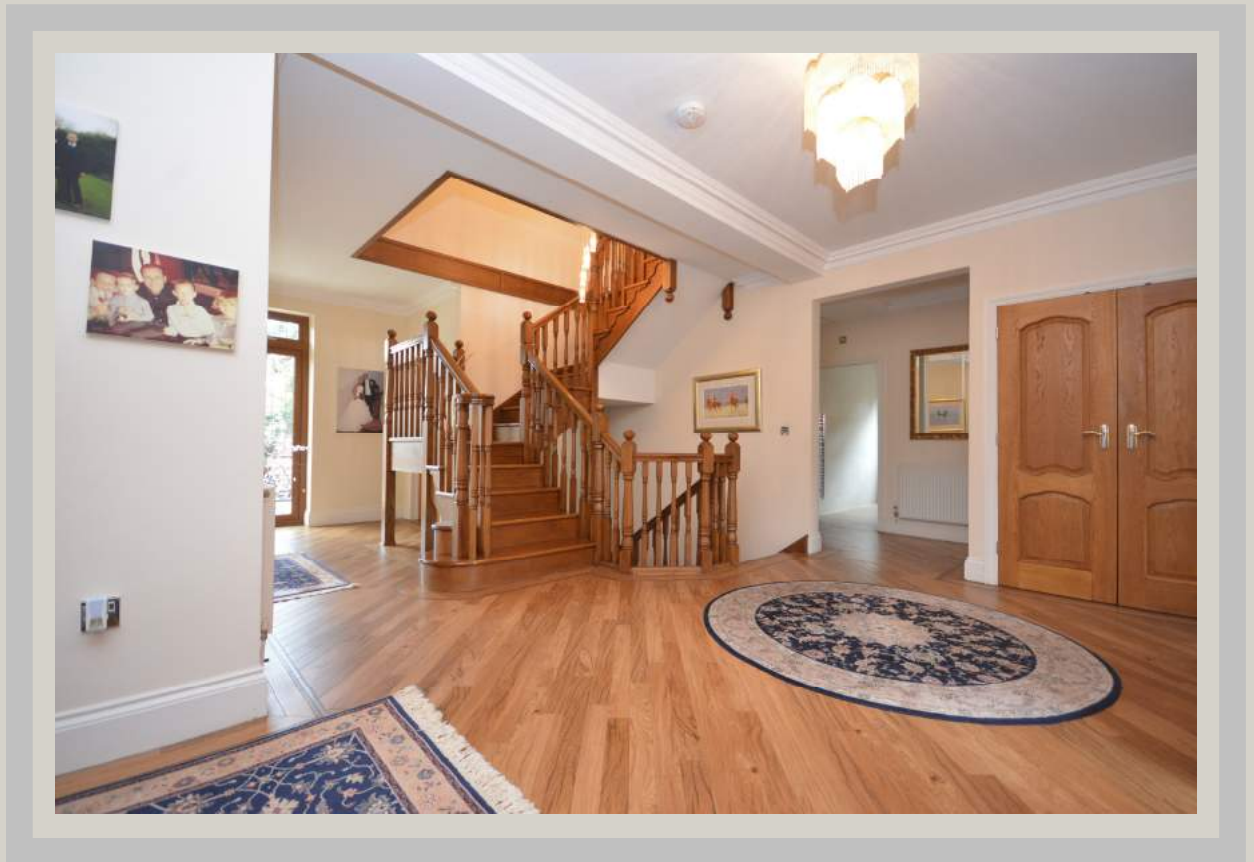


*A Special Family Place*

Gidea Avenue

Gidea Park

Set within the most sought after of locations standing within its own grounds of approximately half an acre (unmeasured) is this substantial and imposing detached family home.



*Comfortable Living*





In brief, The superbly appointed accommodation incorporates six double bedrooms, four with en suites and a luxury family bathroom with separate shower. The air-conditioned master bedroom of 28'5" x 24'9" incorporates his and hers walk-in wardrobes, a luxury en suite bathroom 12'3" x 10' and balcony to the rear overlooking the rear garden.

The living accommodation incorporates three main reception rooms being an air-conditioned lounge leading onto the rear terrace overlooking the gardens, separate dining room and study. In addition there is a cinema room, bar lounge and fabulous indoor swimming pool complex. A particular feature of the property is the fabulous air-conditioned kitchen/family room 27'2" x 21'7" with kitchen area custom fitted in a range of solid walnut cabinets beneath granite tops with island and integrated appliances. In addition there is a utility room and ground floor cloakroom.

The accommodation is completed with a self contained one bedroom ground floor flat incorporating a double bedroom with en suite shower room and open plan fitted lounge and kitchen area 23' x 12'3".

The grounds incorporate a substantial in and out driveway providing off road car parking for many vehicles and leading to a detached double width garage. To the rear, the extensive mature gardens are overlooked from a raised terrace and incorporate a feature thatched gazebo over the fitted BBQ with separate thatched twelve seater dining gazebo.

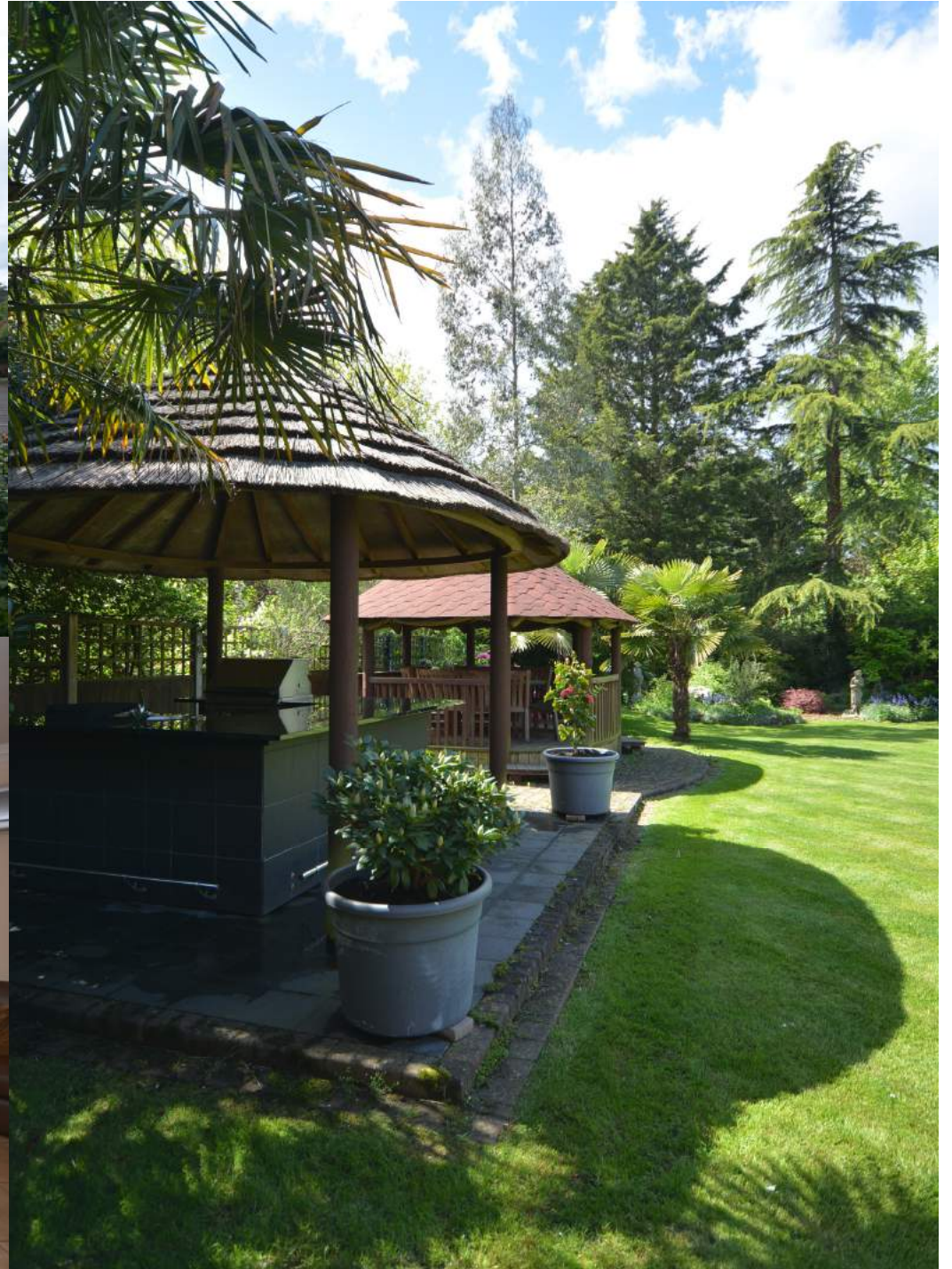
It is only by personal inspection that all that is offered by this truly spectacular family home can be fully appreciated.

Ref No. 4137-11. EPC B



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Price: £2,250,000

## Features

### GROUND FLOOR

Recessed Porch  
Spacious reception hall with oak staircase  
Lounge 23'1" x 13'10" with rear terrace overlooking the garden  
Dining room 16' x 14'6" + Bay  
Study 13'9" x 11' + Bay  
Kitchen/family room 27'2" x 21'7" in solid walnut with granite tops, island integrated appliances  
Utility room and Cloakroom  
Bedroom two 23' x 19'8" with dressing area 23' 19'8" and en suite bathroom/WC  
Bedroom Six 11'8" x 10'6" with en suite shower room/WC

### LOWER GROUND FLOOR

Bar lounge 37'4" x 13'7"  
Cinema room 28'3" x 15'3"  
Cellar 22'8" x 9'

### INDOOR POOL COMPLEX

Superb indoor pool complex 39'3" x 28'2" with tiled pool 30' x 15', Aquatrack, sauna, shower room and cloakroom

### Independent self contained one bedroom ground floor flat

Fitted living/kitchen 23' x 12'3"  
Bedroom 19'2" x 9'8"  
En suite shower room/WC

### FIRST FLOOR

Part galleried first floor landing  
Master bedroom 28'5" x 24'9" < 17'6" with luxury appointed en suite bathroom/WC 12'3" x 10' with bath and walk-in shower  
Bedroom three 21'3" x 13'9" with luxury en suite shower room/WC  
Bedroom four 15' x 13'8"  
Bedroom five 14'10" x 11'8" < 9'5" with rear balcony  
Luxuriously appointed family bathroom/WC 11'9" x 8'10" with separate shower

### EXTERIOR

Overall plot approximately half an acre (Unmeasured)  
Extensive raised terrace overlooking the established gardens  
In and out driveway for many vehicles  
Detached double width garage

### INTERNAL & EXTERNAL FEATURES

Quality fixtures, fittings and flooring throughout  
Integrated audio system  
Air conditioning  
Gas fired central heating  
Double glazed leaded windows

Sought after location  
Spectacular family home  
Available for immediate occupation





*A Beautiful Indoor Pool*



## GROUND FLOOR ACCOMMODATION

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RECESSED PORCH:	Oak double doors with side lights leading to the magnificent reception hall.
RECEPTION HALL:	Amtico flooring. Feature oak turning staircase rising to the first floor part galleried landing and continuing down to the lower ground floor. Double glazed leaded door to the rear terrace. Built-in cloaks cupboard. Radiator.
LOUNGE 23'1" X 13'10":	Two sets of double glazed leaded patio doors overlooking and leading to the rear terrace from where there are views over the garden. Air-conditioning unit. Radiators. Inset ceiling speakers.
DINING ROOM 16' X 14'6" + BAY:	With a continuation of the Amtico flooring from the hall. Double glazed leaded square bay and further window to the front. Radiator. Wall light points.
STUDY 13'9" X 11' + BAY:	Double glazed leaded square bay and further window to the front. Radiator. Wall light points.
FABULOUS KITCHEN/FAMILY ROOM 27'2" X 21'7":	To the kitchen area there is a custom fitted range of solid walnut cabinets beneath granite work surfaces with matching wall cabinets with chrome handles. Built-in Aga beneath an extractor. Stainless steel combination microwave oven. Coffee maker. American style Fridge/Freezer. Built-in dishwasher. Further matching central island again in walnut beneath granite work surface. Four ring ceramic hob unit. Low voltage lighting. Built-in wine cooler and baskets. Double glazed leaded windows to the rear. Amtico flooring. Radiator. Wall mounted TV point. Two sets of double glazed leaded patio doors again leading onto to the rear terrace with views across the garden. Air-conditioning unit.
UTILITY ROOM:	Again fitted in walnut beneath granite work surfaces. Butler sink units. Plumbing for washing machine. Amtico flooring. Double glazed leaded window and door to the side. Fully tiled walls. Radiator. Heated towel rail.
GROUND FLOOR CLOAKROOM:	With a continuation of the Amtico flooring from the hallway. Marble vanity unit with inset bowl, cupboards beneath, mirror and lighting over. Low level WC. Double glazed leaded window to the front.
BEDROOM TWO 23' X 19'8":	Double glazed windows and French doors leading to the rear terrace. Air-conditioning unit. Radiators. Extensive range of fitted chests, display tops and wall mounted TV point. Walk-thought to the dressing area.
DRESSING AREA:	Walk-in wardrobe cupboard. Further matching chests and dressing table unit. Double glazed leaded window to the side. Door through to the en suite bathroom/WC.
EN SUITE BATHROOM/WC:	Fully tiled walls and flooring. White suite comprising low level WC, two moulded vanity units with drawers and cupboards beneath, free standing "Victoria and Albert" bath unit with mixer taps and shower cubicle with glazed sides. Heated towel rail. Low voltage lighting. Double glazed leaded window to the side.
BEDROOM SIX 11'8" X 10'6":	Double glazed leaded windows to the front. Radiator. Built-in wardrobe cupboard.







*Spacious Throughout*



EN SUITE SHOWER ROOM/WC:

White suite comprising low level WC, vanity unit with drawers and cupboards beneath and walk-in shower enclosure with glazed sides and body jets etc. Heated towel rail. Double glazed leaded window to the front.

## LOWER GROUND FLOOR

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LOWER GROUND FLOOR:

With oak staircase continuing from the reception hall.

BAR LOUNGE 37'4" X 13'7":

Ceramic tiled flooring. Radiators. Oak bar beneath marble tops. Double glazed bi-fold doors overlooking and leading into the pool house. Further double glazed door to the pool house. Low voltage lighting. Double glazed patio doors leading to the rear garden.

SAUNA AREA:

Changing area. Pine sauna. Ceramic tiled flooring. Radiator. Low voltage lighting. Cupboard housing the "Megaflow" system.

SHOWER ROOM:

Low level WC. Curved shower enclosure. Extractor fan. Ceramic tiled flooring. Heated towel rail.

CLOAKROOM:

Ceramic tiled flooring. White low level suite. Pedestal wash hand basin. Heated towel rail.

INDOOR POOL HOUSE 39'3" X 28'2" > 27'2":

With the previously mentioned access from the bar lounge. With exposed feature stock brick walling. Lantern roof light to the ceiling. Two sets of double glazed leaded French doors and three quarter height double glazed leaded windows overlooking and leading to the rear gardens. Underfloor heating. The pool itself is fully tiled measuring **30' x 15'** with lighting and steps. Fitted Aquatrack cover.

CINEMA ROOM 28'3" X 15'3":

Access from the bar lounge. Radiator. Wall light points.

CELLAR 22'8" X 9':

With access from the side garden.

## SELF CONTAINED GROUND FLOOR FLAT

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LOUNGE/KITCHEN 23' X 12'3":

Ceramic tiled flooring. Double glazed leaded windows and French doors leading to and overlooking the rear gardens. Light oak effect kitchen cabinets incorporating a sink unit, microwave and four ring hob unit.

BEDROOM 19'2" X 9'8":

Ceramic tiled flooring. Double glazed leaded French doors and windows to the garden.

EN SUITE SHOWER ROOM:

Part tiled walls. Ceramic tiled floor. Low level WC. Pedestal wash hand basin. Shower cubicle with glazed door. Heated towel rail.





## FIRST FLOOR ACCOMMODATION

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FIRST FLOOR PART GALLERIED LANDING:

Retained by oak balustrading. Double glazed leaded windows to the front. Radiator.

MASTER BEDROOM 28'5" X 24'9" > 17'6":

Double glazed leaded windows to the front. Double glazed leaded French doors and windows to the rear balcony from where there are views over the rear gardens. Radiators. Air-conditioning unit. Two His & Hers walk-in wardrobe cupboards. Low voltage lighting.

LUXURY EN SUITE BATHROOM 12'3" X 10':

Fully tiled walls and flooring. White suite comprising low level WC, bidet, two oval bowls with drawers and cupboards beneath, oval bath unit with wall mixer and walk-in shower area with glass screen. Heated towel rail. Double glazed leaded windows to the side.

BEDROOM THREE 21'3" X 13'9":

Double glazed leaded windows to the rear. Velux window to one side. Radiator.

EN SUITE SHOWER ROOM:

Ceramic tiled flooring. Heated towel rail. White suite comprising low level WC, pedestal wash hand basin and curved shower cubicle with glazed doors. Velux window to one side.

BEDROOM FOUR 15' X 13'8":

Double glazed leaded windows to the front. Radiator. Storage recess.

BEDROOM FIVE 14'10" X 11'8" > 9'5":

Double glazed leaded French doors to a small rear balcony again overlooking the rear garden. Radiator.

FAMILY BATHROOM/WC 11'9" X 8'10":

Luxuriously appointed with a white suite comprising low level WC, bidet, moulded vanity unit with cupboards and drawers beneath, oval bath with a tiled surround and double shower enclosure with glazed doors. Fully tiled walls and flooring. Double glazed leaded window to the side. Low voltage lighting. Heated towel rail.

## EXTERIOR

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EXTERIOR:

As previously mentioned the property is superbly located within this most sought after of positions in Gidea Park. The property affords a wide road frontage and an overall plot of approximately half an acre (unmeasured).

The frontage is retained by feature low walling. An In & Out driveway provide off road car parking for many vehicles with adjacent very well stocked shrub beds and borders with shaped lawn and fountain. To one side is the detached double width garage

DETACHED DOUBLE WIDTH GARAGE:

An electrically operated up and over door, power and light. Pitched roof storage space. Window and personal door to the rear.

REAR GARDEN:

The magnificent rear view of the property shows the three levels with the raised terrace retained by walling with railings and steps descending to the gardens. Across the back of the house there is a further patio area, there are extensive very well tended lawns with mature trees, shrubs and bushes providing a delightful wooded back drop with a south westerly aspect. Set to one side of the garden there are two thatched gazebos, one over the BBQ with marble top, sink, wine cooler and stone flooring. The second incorporates and twelve seater dining area. To one side of the garden there is a small ornamental pond and adjacent to the garage there is a greenhouse.







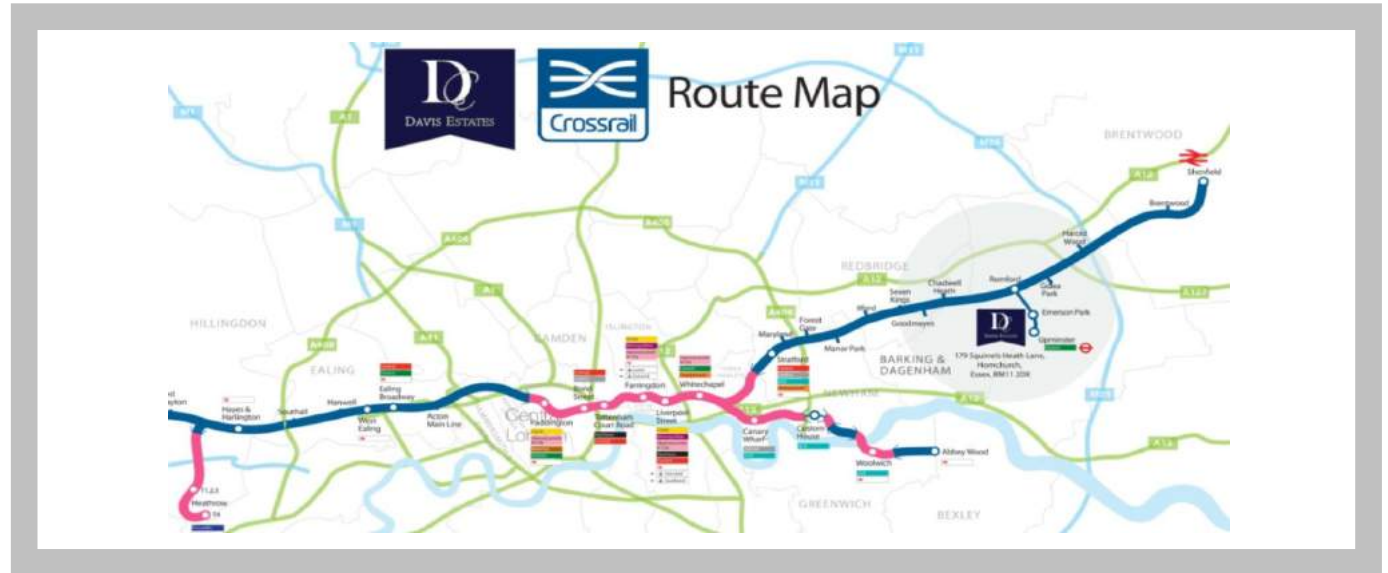
*Simply Stunning*





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## Location

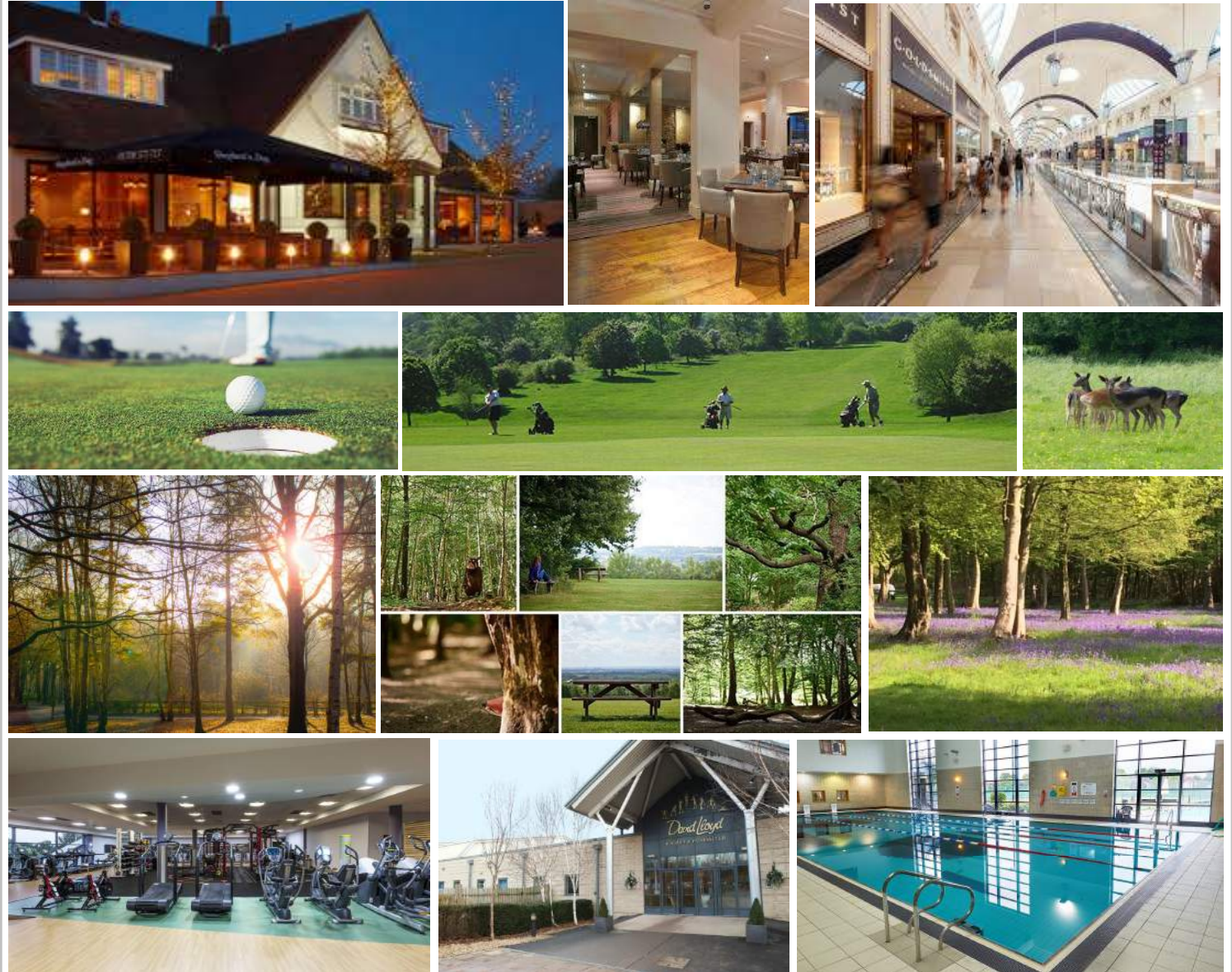


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