



P R I M E R E S I D E N T I A L

P R E S E N T S

Homeleigh
Woodman Lane



Homeleigh, Woodman Lane, Chingford



A truly rare opportunity to purchase a stunning bespoke family executive residence built on a small exclusive private road offering stylish and luxury living for todays modern family. The property has been designed and built by the current owner to an exceptionally high standard with the accommodation arranged over three floors. The ground floor comprises of entrance porch, grand spacious entrance hall, formal reception room, family TV room, bespoke kitchen / breakfast room with built in appliances leading to open plan family room with bi – folding doors giving access to the rear garden, study and downstairs cloakroom. The handcrafted staircase leads to the first floor landing with access to the master suite with dressing area, en-suite bathroom and private sun terrace, two large double bedrooms both with dressing areas and en-suites. The second floor comprises of wide landing and two further double bedrooms with fitted wardrobes, en-suites and shared roof terrace. The private rear garden has a heated swimming pool with changing area, pool room / bar, patio area which is ideal for al -fresco dining, planted borders and manicured lawn. The gated front driveway facilitates ample parking with an integral garage which is currently being used as a gym. Viewing is strictly by appointment only.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Elliott Lawlor MNAEA & MARLA

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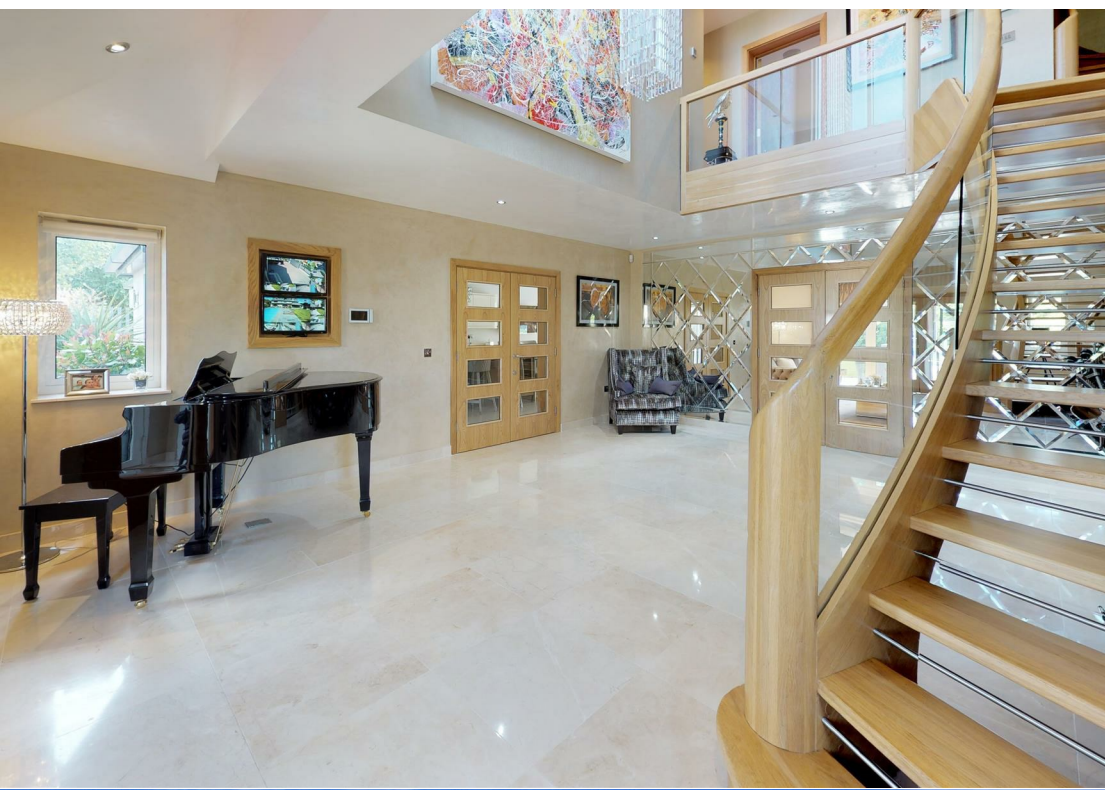
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Sqft 4217.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 3	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G









MAP & EPC

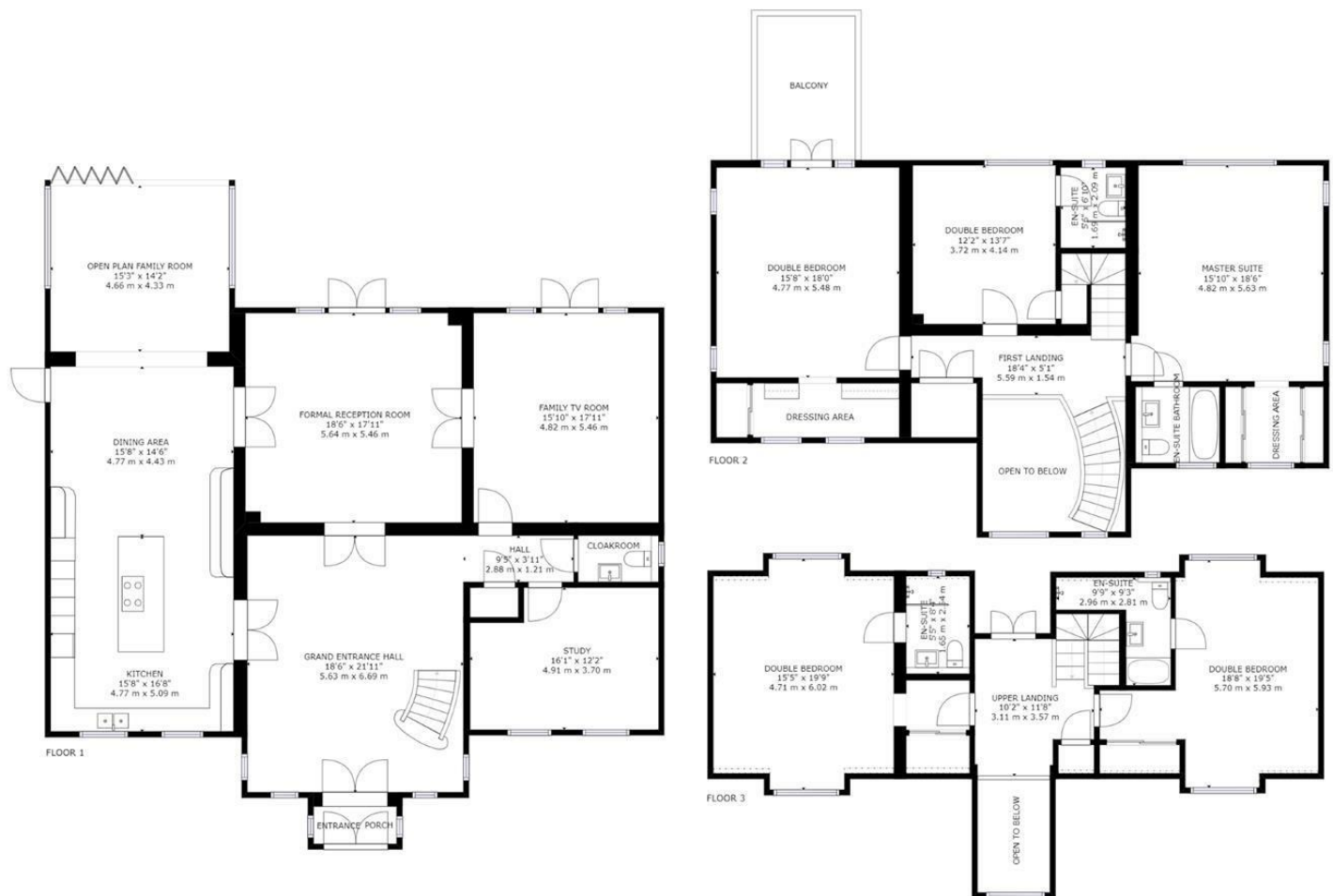


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	86
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	79	82
EU Directive 2002/91/EC		



PLANS



GROSS INTERNAL AREA
 FLOOR 1: 2122 sq ft, 197 m², FLOOR 2: 1243 sq ft, 115 m²
 FLOOR 3: 852 sq ft, 79 m², EXCLUDED AREAS:
 PORCH: 23 sq ft, 2 m², REDUCED HEADROOM BELOW 1.5M: 17 sq ft, 2 m²
 TOTAL: 4217 sq ft, 392 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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