



PROPERTY DESCRIPTION

Beautifully presented four-bedroom family home spread over 1,800 sq. ft within a desirable gated development called Great Woodcote Park with beautiful, landscaped grounds, 24-hour concierge and security service.

On the ground floor the property comprises a large entrance hall, cloakroom, bright lounge with a feature cast iron fireplace and French doors to the rear garden, dining room, and fitted office. On the first floor there are four spacious bedrooms, a modern family bathroom and large en-suite with bath and separate shower.

The property has a driveway to the side with parking for two cars and access to a double detached garage.

Just a short walk to Loughton High Road offering some beautiful shops, cafes and restaurants, and surrounded by Epping Forest, for lovely walks and cycling routes.

This area is ideal for families with an excellent range of both state and independent schools.

				
Living rooms 2	Bedrooms 4	Bathrooms 2	Car Park Yes	Area 1,867,64 sq ft

Local Authority: Epping Forest

Tenure: Freehold

TRANSPORT LINKS & JOURNEY TIMES

Loughton Underground / Train Station  1.2 miles

Buckhurst Hill Station  1.5 miles



Entrance Hall - Stairs with understairs cupboard, spotlights, and oak flooring

Kitchen - 10'10" x 9'2" (3.30m x 2.80m)

Double glazed window to the rear aspect, and door to side, the kitchen is fitted with white gloss base and wall units incorporating granite worktops, with splash back, one and a half sink, Neff 4-ring gas hob with extractor hood over, stainless steel microwave oven, integrated dishwasher, wine cooler/refrigerator/freezer, ceiling speakers' spotlights, and ceramic tiled flooring.



Living Room - 21'0" x 12'5" (6.40m x 3.80m)

Double glazed window to the front aspect and French doors leading to the rear garden, feature cast iron fireplace, ceiling speakers, two radiators, spotlights, and Oak flooring.

Dining Room - 12'5" x 9'10" (3.80m x 3.0m)

Double glazed window to the rear aspect and ceiling speakers, radiator, centre ceiling light, Oak flooring.

Utility Room - 5'10" x 5'4" (1.78m x 1.63m)

Double glazed window and door to side aspect, white gloss base and wall units and work tops, integrated sink, plumbing for a washing machine, tumble dryer, built-in cupboard conceals the Potterton boiler, spotlights, ceramic tiled flooring.





Bedroom 1 - 14'5" x 9'9" (4.40m x 3.60m)

Double glazed window front aspect, built in wardrobes, radiator, spotlights, carpet flooring.

En-Suite - 10'11" x 9'4" (3.33m x 2.84m)

White suite with hand basin, W.C panelled bath, with TV, shower cubicle with plumbed unit, chrome heated towel rail, ceiling speakers and extractor fan, fully tiled walls, and floor.

Bedroom 2 - 12'5" x 10'2" (3.80m x 3.10m)

Double glazed window and door to front aspect, built in wardrobe, radiator, spotlights, carpet flooring.



Bedroom 3 - 10'10" x 9'10" (3.30m x 3.00m)

Double glazed window to front aspect, radiator, centre light fitting, carpet flooring.

Bedroom 4 - 10'2" x 9'2" (3.10m x 2.80m)

Double glazed window to rear aspect, built-in cupboard, radiator, spotlights, carpet flooring.

Bathroom - 8'1" x 7'1" (2.46m x 2.16m)

White suite with hand basin, panelled bath with mixer tap shower attachment, and glass shower screen, W.C chrome heated towel rail, extractor fan, spotlights, and fully tiled walls and flooring.





Front garden

With artificial grass lawn and hedge borders and to the side of the property is a paved driveway providing access to the double garage.

Rear garden

A paved terrace and lawn enclosed by fencing with shrub borders, outside electric and lighting, and water tap side access to front garden, and a door providing access to the garage.

Double Garage - 18'4" x 18'4" (5.60m x 5.60m)

With electric and lighting and remote control key-fob up and over door.



The Fountain

Approximate Gross Internal Area
 Garage Area = 31.36 sq m / 337.55 sq ft
 Floor Area = 142.15 sq m / 1530.09 sq ft
 Total Area = 173.51 sq m / 1867.64 sq ft



The floor plan is not to scale and measurements and are as shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your inspection of the property.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars are intended as a guide and act as information only. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing. Dockleys always looks at the potential for each property so all references to planning permission should be discussed directly with the local authority.