



Wroxham Way, Barkingside, IG6 2GG

Guide Price £900,000

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- Two Reception Rooms
- Landscaped South East Facing Garden
- Cul de Sac Location - Close Access to Clabury Park
- Stunning Open Plan Kitchen/Diner
- Extended Four Bedroom Detached House
- Two Bathrooms
- Study - Garage & Utility
- Fantastic Location for School Catchments

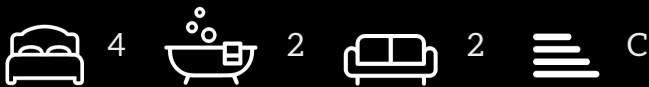
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Caplen Estates present to the market this immaculate extended property set on the edge of Claybury Park, a short distance from local amenities and Chigwell Village Parade. The property has been extended by the current vendors and offers further expansion potential STPC.

The ground floor offers an impressive amount of living space comprising of two reception rooms and a stunning open plan kitchen/dining room with a 10ft centre island, draped in Deckton worksurfaces. The German kitchen comes complete with integrated Siemens appliances, full size fridge and freezer, oven, hob, dishwasher, and hot tap. The room has full bi-folding doors across the rear leading to a wonderful landscaped garden. There is also a large utility room, WC, Study and garage for storage.

The first floor offers three double bedrooms, one of which has an ensuite shower room, another single, currently used as a dressing room, plus a family bathroom. The property offers off street parking for minimum three cars. Contact our sales team to arrange a viewing.



Council Tax Band: G



Hallway

Lounge
16'0" x 14'6"

Kitchen/Dining Room
24'7" x 33'9"

Sitting Room
13'8" x 9'3"

Office
7'8" x 8'0"

Utility
6'7" x 17'9"

WC

Bedroom One
12'11" x 12'8"

En-suite
4'0" x 9'3"

Bedroom Two
10'2" x 13'4"

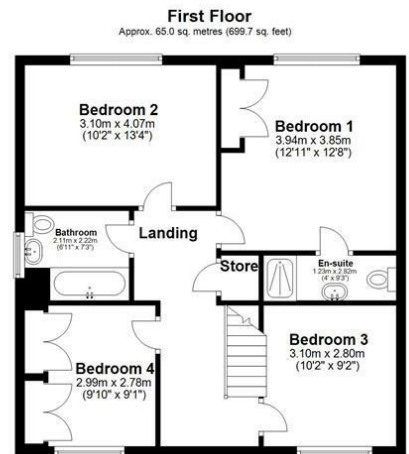
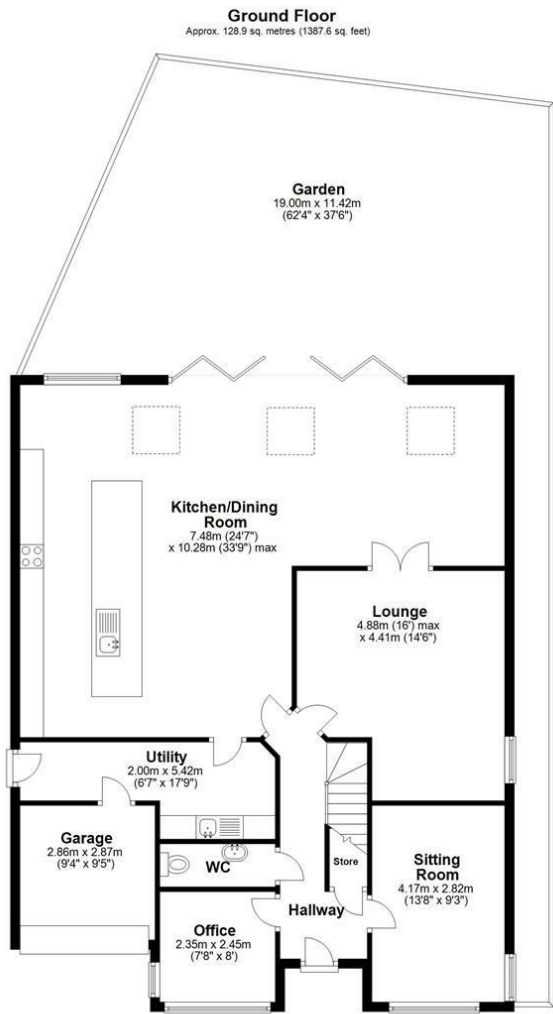
Bedroom Three
10'2" x 9'2"

Bedroom Four
9'10" x 9'1"

Main Bathroom
6'11" x 7'3"

Garden
62'4" x 37'6"

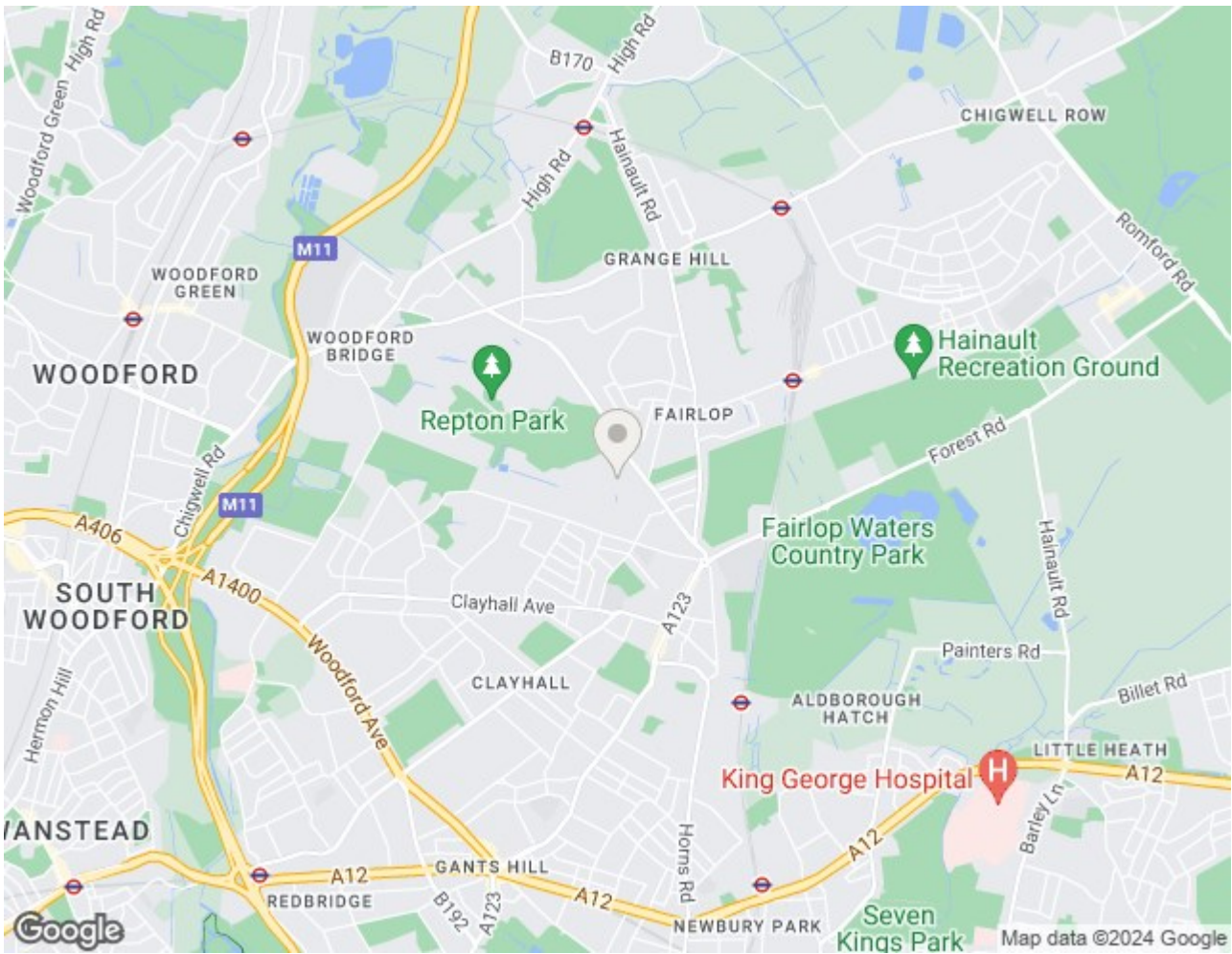
Integrated Garage
9'4" x 9'5"



Total area: approx. 193.9 sq. metres (2087.3 sq. feet)
Wroxham Way







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

G

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.