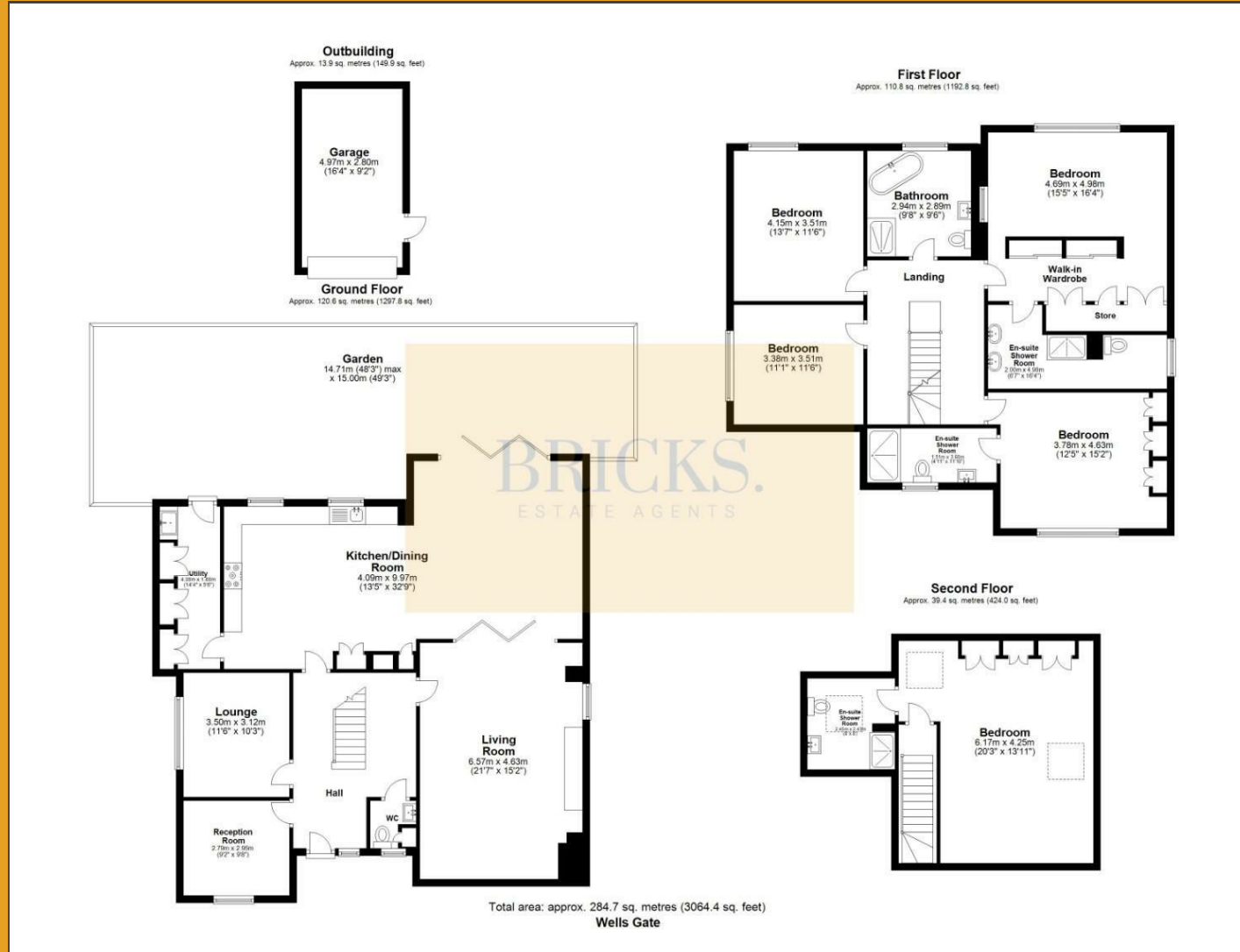


Floor Plan

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£1,675,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

4 Wells Gate Close, Woodford Green, IG8 0FD

Bricks Estate Agents proudly presents this exceptional five-bedroom detached home situated in the prestigious gated community of Wells Gate Close. Immaculately maintained and exuding elegance, this property offers the perfect setting for creating unforgettable family memories.

Upon entering the property, you are greeted by a bright and spacious entrance hall, complete with a guest cloakroom. The ground floor boasts two generously sized reception rooms, providing ample space for entertaining guests, as well as a separate lounge for relaxation. The seamlessly designed kitchen/diner seamlessly flows into a beautifully landscaped private rear garden, offering a tranquil oasis for outdoor gatherings. Additionally, a utility room and internal garage provide added convenience.

Ascending to the first floor, you will find four double bedrooms, two of which feature en-suite bathrooms. The main bedroom boasts the luxury of its own dressing area, adding a touch of opulence to your daily routine. A larger than average family bathroom completes this level, ensuring utmost comfort.

The second floor of this remarkable property features a spacious double bedroom, bathed in natural light and boasting its own en-suite bathroom. The soaring ceilings add a sense of grandeur and elegance to this already impressive space.

Situated in the exclusive Wells Gate development, this home is nestled on one of Woodford Green's most sought-after residential roads, bordering the picturesque Epping Forest. With excellent transport links to central London and surrounded by Woodford Golf Club and Knighton Wood, Wells Gate offers an idyllic location for those seeking both tranquillity and convenience. Families will appreciate the proximity to top-rated schools, including Bancroft's, Trinity Catholic High School, and Avon House Schools, all within a short walk.

4 Wells Gate Close, Woodford Green, IG8 0FD

5 3 2 B

- Guide Price £1,675,000 F/H
- Five Double Bedrooms
- Exclusive Gated Development
- Seamlessly Designed Kitchen/Diner
- Garage And Off Street Parking For Two Cars
- Immaculately Presented Throughout
- Detached Family Home
- Bright And Spacious Entrance Hall
- Two Larger Than Average Reception Rooms
- Beautifully Landscaped Private Rear Garden

Entrance hall

Reception Room

9'1" x 9'8" (2.79 x 2.96)

Lounge

11'5" x 10'2" (3.50 x 3.12)

Living Room

21'6" x 15'2" (6.57 x 4.63)

Kitchen/Dining Room

First Floor

Main bedroom

15'4" x 16'4" (4.69 x 4.98)

En-Suite One

6'6" x 16'4" (2.00 x 4.98)

Bedroom Two

12'4" x 15'2" (3.78 x 4.63)

En-Suite Two

4'11" x 11'9" (1.51 x 3.60)

Bedroom Three

13'7" x 11'6" (4.15 x 3.51)

Family Bathroom

9'7" x 9'5" (2.94 x 2.89)

Bedroom Four

11'1" x 11'6" (3.38 x 3.51)

Second Floor

Bedroom Five

20'2" x 13'11" (6.17 x 4.25)

En-Suite Three

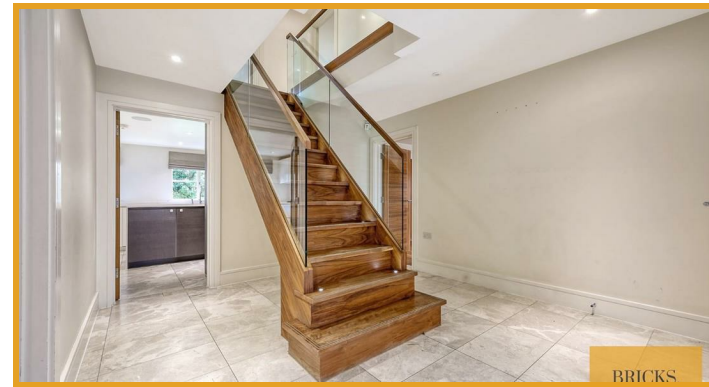
8'0" x 7'11" (2.45 x 2.43)

Garage

16'3" x 9'2" (4.97 x 2.80)

Private Rear Garden

48'3" (14.71)



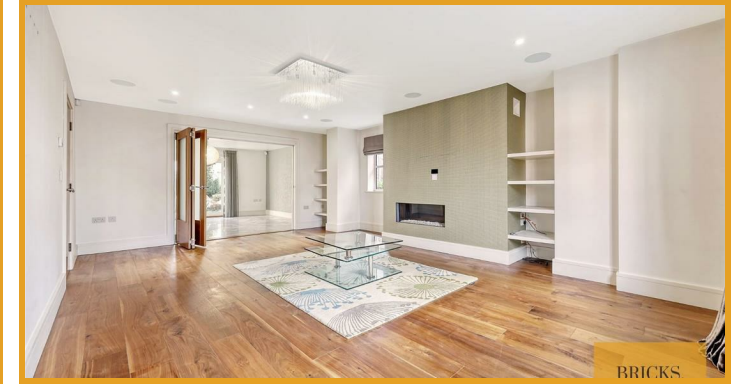
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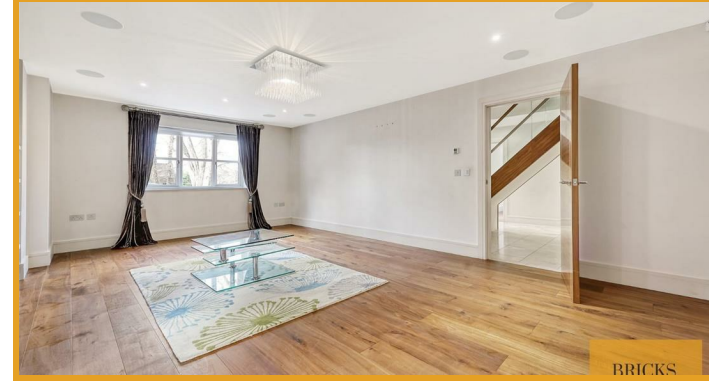
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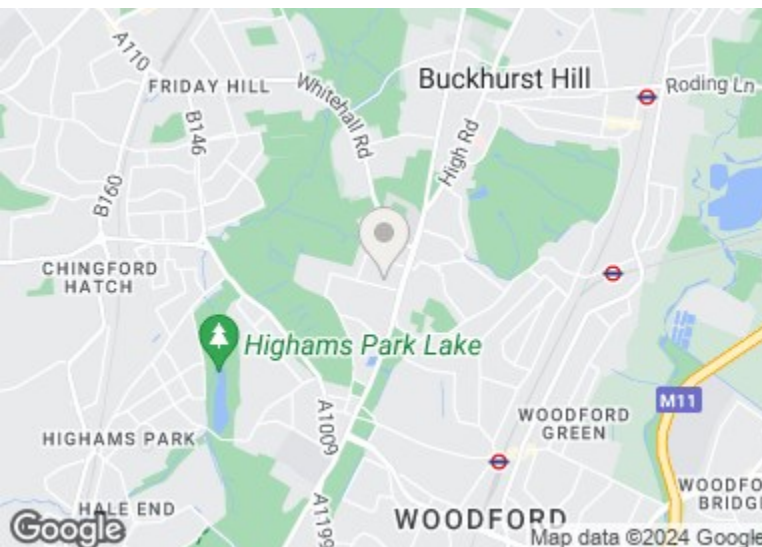
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Directions

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