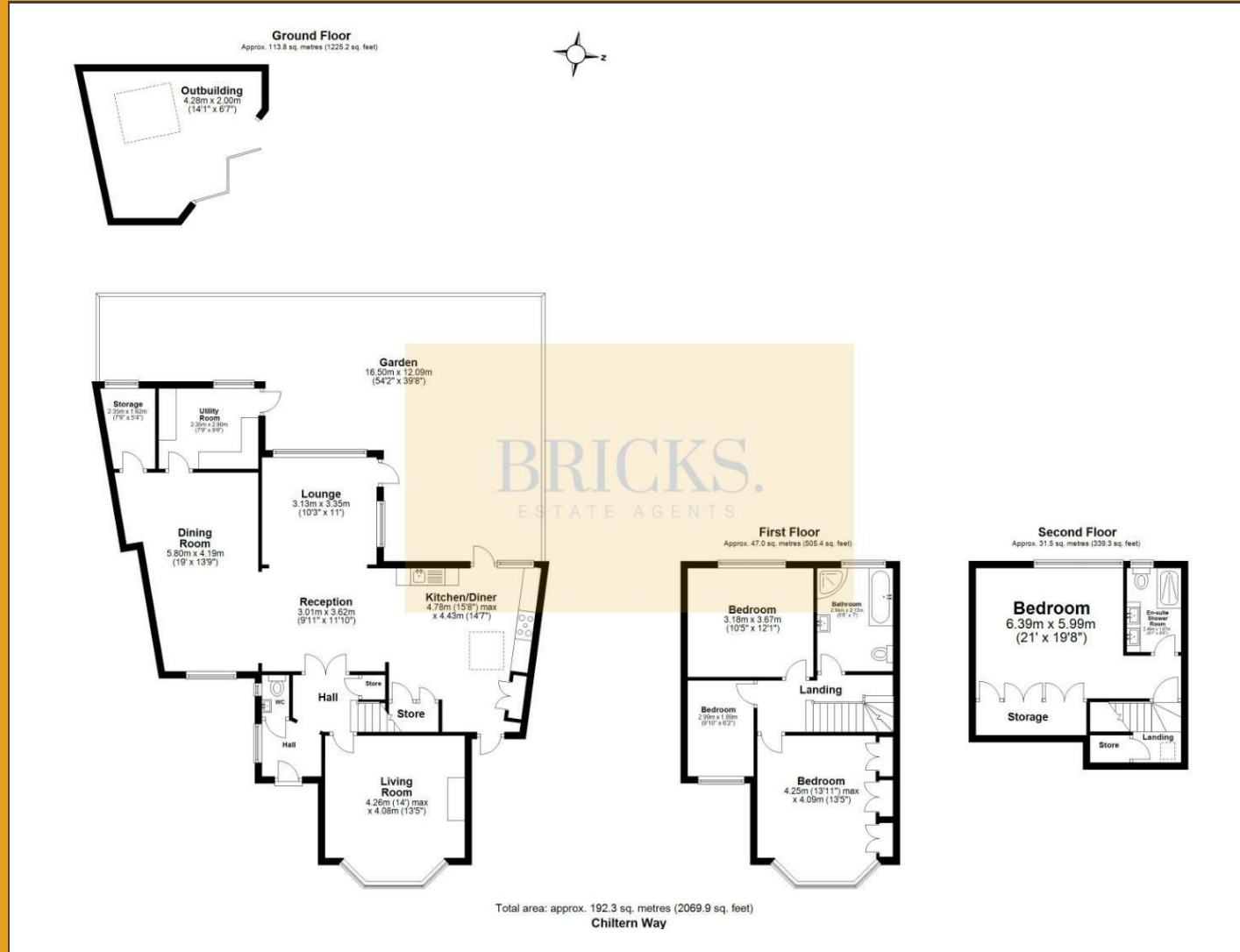


# Floor Plan

# BRICKS.




ESTATE AGENTS



£4,000 Per month

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

-  0203 634 9998
-  hello@bricksestateagents.co.uk
-  Crate 9 15 Oakwood Hill Industrial Estate, IG10 3TZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(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	

## 46 Chiltern Way, Woodford Green, IG8 0RQ

Step into a world of luxury and elegance with this extraordinary four-bedroom detached property presented by Bricks Estate Agents, located on the prestigious Chiltern Way.

Every corner of this exquisite home has been meticulously designed to perfection. The entrance hall welcomes you into a seamlessly finished living room, complete with a built-in cinema TV and surround sound system that sets the stage for unforgettable entertainment and movie nights. The open-plan layout effortlessly flows into a lounge area, dining room with convenient access to a storage cloakroom, utility room, and a state-of-the-art kitchen dining space equipped with top-of-the-line appliances. Step outside to the stunning private rear garden that overlooks the serene Epping Forest, featuring a stylish outbuilding currently serving as an outdoor Greek coal fire BBQ and entertainment area with bifold doors, creating a dreamy setting for summer gatherings.



# 46 Chiltern Way, Woodford Green, IG8 0RQ



- Available End Of May
- Four Bedrooms
- Open Plan Living
- Oozing With Natural Light
- Outbuilding With Indoor BBQ Area

- Meticulously Designed To Perfection
- Detached
- State Of The Art Kitchen/Diner
- Newley Renovated Four Piece Bathroom Suite
- Off Street Parking for Three Cars

## Entrance Hall

## Living Room

13'11" x 13'4" (4.26 x 4.08)

## Reception Room

9'10" x 11'10" (3.01 x 3.62)

## Dining Room

19'0" x 13'8" (5.80 x 4.19)

## Lounge

10'3" x 10'11" (3.13 x 3.35)

## Kitchen/Diner

15'8" x 14'6" (4.78 x 4.43)

## Storage Room

7'8" x 5'3" (2.35 x 1.62)

## Utility Room

7'8" x 9'6" (2.35 x 2.90)

## WC

## First Floor

## Bedroom One

13'11" x 13'5" (4.25 x 4.09)

## Bedroom Two

10'5" x 12'0" (3.18 x 3.67)

## Bedroom Three

9'9" x 6'2" (2.99 x 1.89)

## Family Bathroom

9'7" x 6'11" (2.94 x 2.13)

## Second Floor

## Bedroom Four

20'11" x 19'7" (6.39 x 5.99)

## En-suite

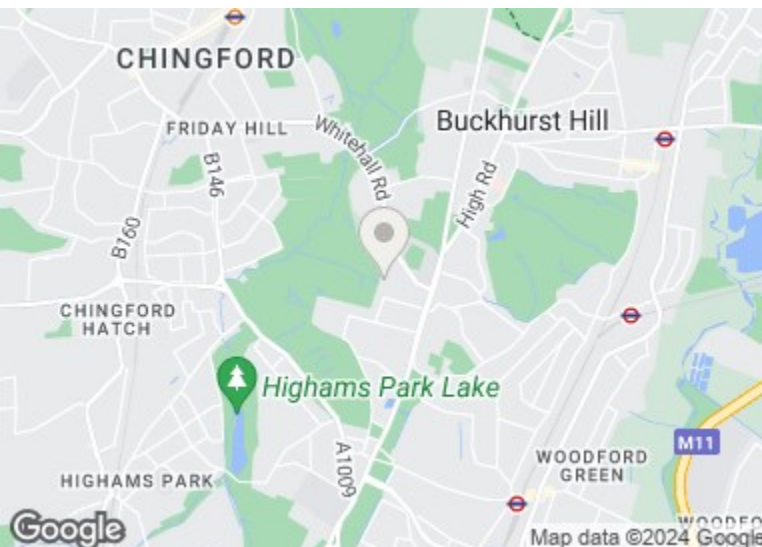
8'0" x 5'5" (2.45 x 1.67)

## Private Rear Garden

52'5" x 39'7" (16 x 12.09)

## Outbuilding

14'0" x 6'6" (4.28 x 2.00)



Directions

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