



**Five Oaks Lane, CHIGWELL IG7 4FH**

**welcome to**

## **Five Oaks Lane, CHIGWELL**

**\*\*FIVE BEDROOM EXECUTIVE HOME\*\***

A beautiful and modern family home built only 6 years ago boasting THREE BATHROOMS and Air Conditioning.

### **Entrance Hall**

Composite Front Door, Amtico Flooring, Under Stairs Storage, Wooden French Doors to....

### **Lounge / Diner**

18' 6" x 10' 1" ( 5.64m x 3.07m )  
UPVC Double Glazed French Doors to Rear Access, UPVC Double Glazed Window to Front Aspect, Carpet, Air Conditioning, Radiator

### **Kitchen / Breakfast**

19' 2" x 10' 6" ( 5.84m x 3.20m )  
UPVC Double Glazed Window to Front Aspect, UPVC Double Glazed French Doors to Rear Aspect, Amtico Flooring, Series of High & Low Level Units, Integrated Double Oven, Electric Hob, Fridge/Freezer, Washing Machine, Dishwasher, Wine Fridge, Water Softener, Radiator, Air Conditioning

### **Cloakroom**

UPVC Double Glazed Frosted Window to Front Aspect, Tiled Floor, Vanity Sink, Low Level Flush WC, Radiator

### **First Floor:- Landing**

UPVC Double Glazed Window to Rear Aspect, Carpet, Megaflow Storage Cupboard

### **Bedroom One**

10' 10" x 10' 8" ( 3.30m x 3.25m )  
UPVC Double Glazed Window to Rear Aspect, Carpet, Radiator

### **Dressing Area**

10' 10" x 9' 6" ( 3.30m x 2.90m )  
UPVC Double Glazed Window to Front Aspect, Carpet, Built in Wardrobes, Radiator

### **En Suite**

Tiled Floor, Part Tiled Walls, Shower Enclosure with Drying Area & Rainfall Head, Vanity Sink, Low Level Flush WC, Heated Towel Rail

### **Bedroom Four**

11' 8" x 10' 4" ( 3.56m x 3.15m )  
UPVC Double Glazed Window to Rear Aspect, Carpet, Radiator

### **Bedroom Five/ Home Office**

11' 8" x 7' 4" ( 3.56m x 2.24m )  
UPVC Double Glazed Window to Front Aspect, Carpet, Radiator

### **Bathroom**

UPVC Double Glazed Window to Front Aspect, Tiled Floor, Part Tiled Walls, Spot Lights, Bath with Mixer Tap & Shower Attachments, Vanity Sink, Low Level Flush, Heated Towel Rail

### **Second Floor:- Bedroom Two**

10' 3" x 14' 7" ( 3.12m x 4.45m )  
UPVC Dormer Window to Rear Aspect, Carpet, Radiator, Air Conditioning

### **Bedroom Three**

14' 6" x 10' 7" ( 4.42m x 3.23m )  
UPVC Double Glazed Window to Rear Aspect, Carpet, Radiator, Loft access

### **Shower Room**

UPVC Double Glazed Window to Front Aspect, Tiled Floor, Part Tiled Walls, Vanity Sink, Low Level Flush

### **Front Garden**

Laid to Lawn, Driveway and garage access via Dropped Kerb

### **Double Garage**

32' 7" x 9' 7" ( 9.93m x 2.92m )  
Electric Up & Over Door, Plastic Tiled Flooring, Utility Area, Electric Car Charging Point

### **Rear Garden**

Stone Patio, Laid to Lawn, Rear Stone Patio, Pergola, 2 x Electric Awnings, Outside Lighting, Outside Tap



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Five Oaks Lane,**  
**CHIGWELL**

- DETACHED
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- LANDSCAPED GARDEN
- AIR CONDITIONING

Tenure: Freehold EPC Rating: B

offers over  
**£800,000**



**view this property online** [williamhbrown.co.uk/Property/GDP102918](http://williamhbrown.co.uk/Property/GDP102918)



Property Ref:  
GDP102918 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown  
Incorporating  
Porter Glenny



**01708 764418**



[gideapark@williamhbrown.co.uk](mailto:gideapark@williamhbrown.co.uk)



77 Main Road, ROMFORD, Essex, RM2 5EL



[williamhbrown.co.uk](http://williamhbrown.co.uk)