

37 Clarence Gate
Woodford Green

LAWLOR^S
ELITE





37 Clarence Gate

- 24 Hour Concierge Service
- Chain Free

Ground Floor

Porch
Entrance Hall
Kitchen
Breakfast / Family Room
Utility Room
Formal Reception Room
Formal Dining Room
Study
Cloakroom

First Floor

Landing
Master Bedroom
Master En – Suite Bathroom
Double Bedroom Two with En – Suite Bathroom
Double Bedroom Three with En – Suite Shower Room
Double Bedroom Four with Jack and Jill Bathroom
Double Bedroom Five

Exterior & Garden

Front Garden:
Paved Drive Way
Shrub Borders
Attached Double Garage

Rear Garden:
Paved Patio Areas
Mature Shrub and Floral Borders
Remainder Lay to Lawn

LOCATION

London City Airport – 11 miles

Heathrow Airport – 31 miles

Stansted Airport – 30 miles

Underground Station Woodford Green – 2 miles

Underground Station Chigwell – 1 mile

Motorway Junction M11 J5 – 6 miles

Virgin Active within Repton Park

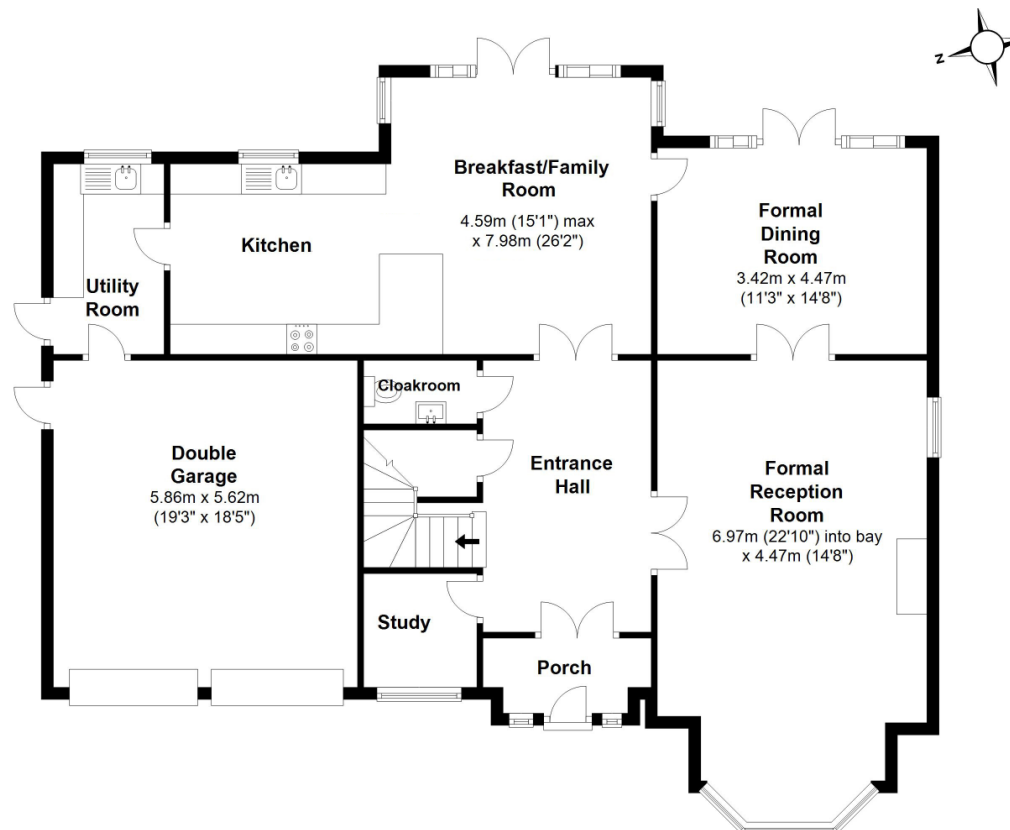




DETAILS

Ground Floor

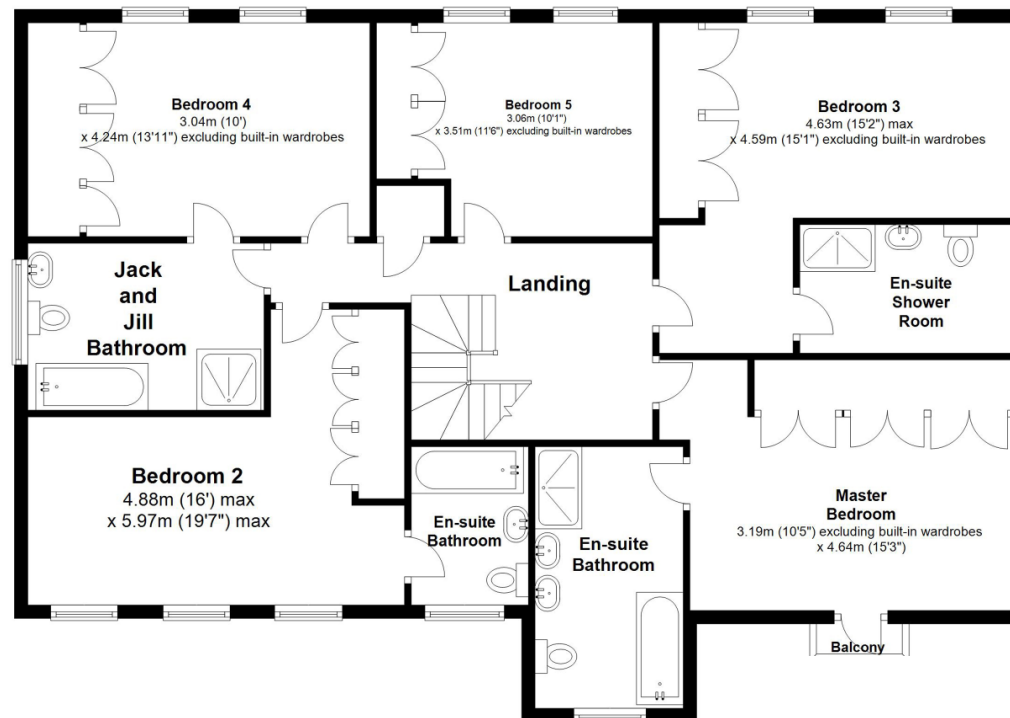
Located within the highly sought-after Repton Park gated development Lawlors Elite are delighted to bring to market this stunning Five Bedroom immaculate executive family home. The property enjoys easy direct access into the City, West End and to all major transport links with the additional benefit of a 24 hour Concierge Service . The accommodation is arranged over two floors with the ground floor offering entrance porch with double doors to a spacious entrance hall, formal reception room with central fireplace and double doors into formal dining room, kitchen with fitted appliances plus breakfast / family room and double doors onto rear garden patio, Utility room with internal door to a double attached garage, study and cloakroom.





First Floor

The first floor comprises a spacious landing with access to master bedroom with fitted wardrobes, en-suite bathroom and balcony, three double bedrooms with en -suites and fitted wardrobes and a further double bedroom. The current owners are in the process of obtaining planning permission for a loft conversion and the property is being offered Chain Free.





Exterior

The mature rear garden is an oasis of peace and tranquility with a secluded seating area enhanced by a pond surrounded by a wide variety of trees, planted shrub borders offering complete privacy. The patio area is ideal for entertaining with the remainder of the garden being manicured lay to lawn. To the front of the property the private drive way facilitates ample parking with the additional benefit of an attached double garage and attractive planted borders.





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E L I T E

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Agents Notes

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must verify themselves their accuracy. No tests or checks have been carried out in respect of heating plumbing electrical installation or any type of appliance which may be included.