



Rachel Close, Barkingside, IG6 1BT

LAST REMAINING PROPERTY FOR SALE - READY FOR OCCUPATION

Saffron Mews is an exclusive gated development of one four-bedroom detached house and five, three-bedroom contemporary-style new homes by reputable new home developer William Thompson Homes.

We invite you to arrange a viewing of our Show Home that showcases the quality workmanship of these new homes with high-specification fittings throughout as standard.

Numbers 1-5 Saffron Mews are approached via Rachel Close which is off Horns Road except the four-bedroom detached property which is approached directly from Horns Road which has its private pedestrian entrance from Horns Road, secure parking, and further entrance from Saffron Mews.

Each property offers a fitted kitchen with integrated appliances, and three good-sized bedrooms, all plots offer an en suite to the master bedroom with a full-width terrace accessed from the master bedroom plus a walk-in wardrobe, BiFold doors to the full width of the lounge overlooking the gardens which are laid to lawn.

All properties are served by gas central heating, low maintenance powder-coated aluminium double-glazed windows, composite front door, soffits, and facias for easy living.

The development is situated close to the High Street for an excellent selection of shopping facilities, within walking distance of Barkingside central line underground station, healthcare, buses, and schools all within easy reach.

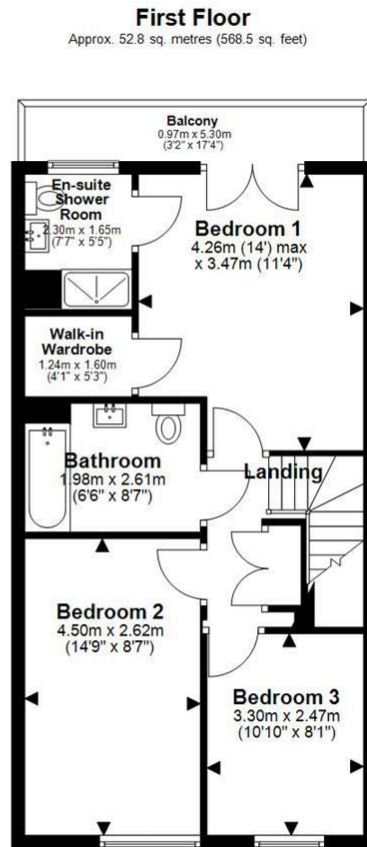
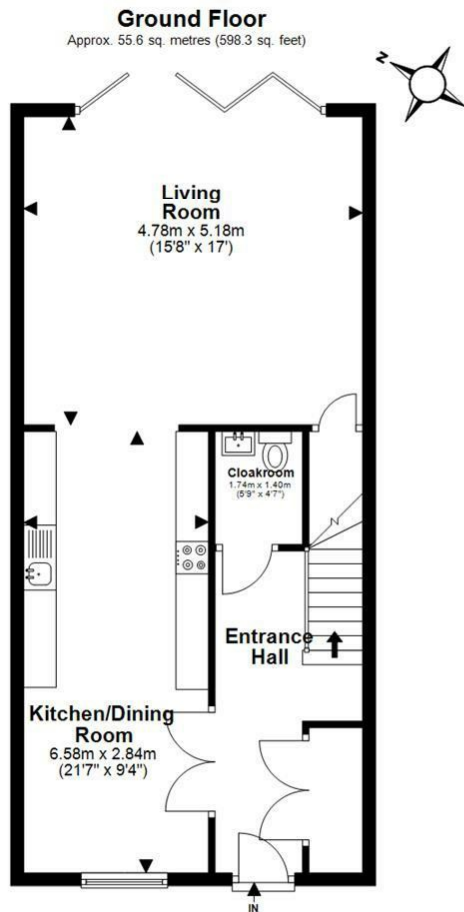


Asking Price £675,000

- SECURITY GATED ENTRANCE
- FITTED KITCHEN WITH APPLIANCES
- DOUBLE GLAZED WINDOWS
- LANDSCAPED & TURFED GARDEN
- COURTYARD SETTING
- EN-SUITE TO MASTER BEDROOM
- BI-FOLD DOORS TO LOUNGE
- 10 YEAR WARRANTY
- KARNDÉAN FLOORING TO GROUND FLOOR
- GAS CENTRAL HEATING



MILLERS
ESTATE AGENTS



Total area: approx. 108.4 sq. metres (1166.8 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.

Property Dimensions

RECEPTION HALL

KITCHEN/DINING ROOM 21'7" x 9'4" (6.597 x 2.858)

LOUNGE 17'0" x 15'8" (5.188 x 4.793)

FIRST FLOOR

MASTER BEDROOM 14'0" x 11'4" (4.284 x 3.463)

TERRACE (from master bedroom)
17'2" x 3'6" (5.238 x 1.090)

EN SUITE SHOWER ROOM

WALK IN WARDROBE

BEDROOM 2 14'10" x 8'7" (4.525 x 2.630)

BEDROOM 3 10'8" x 8'0" (3.260 x 2.463)

FAMILY BATHROOM

FRONTAGE

REAR GARDEN



Directions

START: Millers 229 High Street, Epping, CM16 4BP. Continue south along the B1393/High Street. At the Miller & Carter roundabout. Take 2nd left. Turn left into Rectory Lane. Continue past & under the M11. Continue to Rolls Park Corner. Turn right towards Chigwell High Road A113. Continue over two mini roundabouts. Turn left at the 3rd mini roundabout (opposite Brook Parade) to Hainault Road A123. Continue to and straight over the crossroads until Fullwell Cross roundabout. Take 2nd exit Craven Gardens. Turn left onto Horns Road. **ARRIVE:** The development via Rachel Close, off of Horns Road, IG6 1BT



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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.