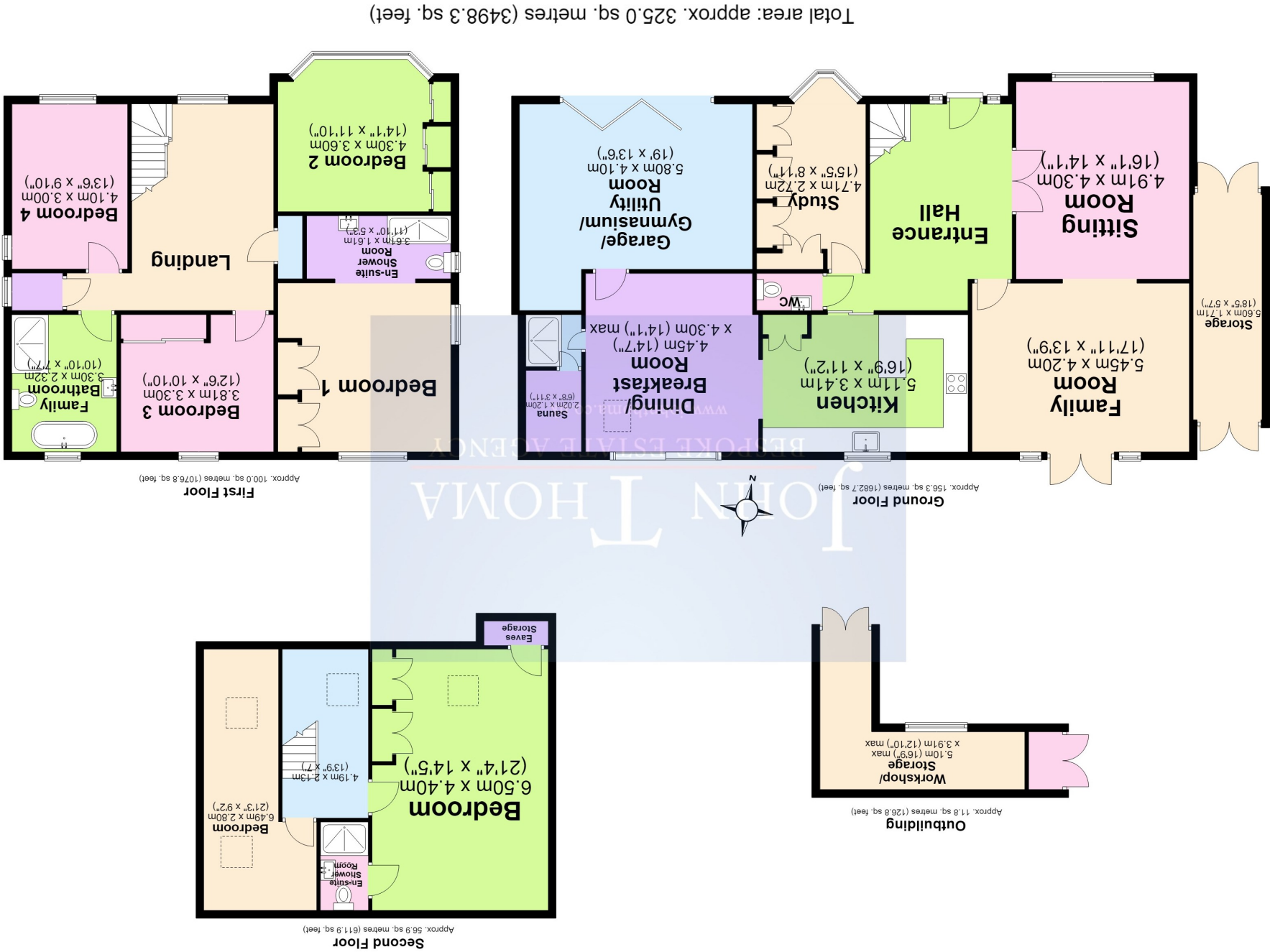


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

[020 8340 8833](tel:02083408833) Local call rate
The Coach House 201 High Road Chigwell Essex IG7 5BJ
[John Thoma Bespoke Estate Agency, Chigwell Branch](#)

Council Tax Band: G (Redbridge)



JOHN THOMA
BESPOKE ESTATE AGENCY

An exceptional detached family residence occupying a substantial south-facing plot approaching a quarter of an acre on one of Woodford Green's most prestigious and sought-after roads.

**Mornington Road
Woodford Green**
Guide Price £1,900,000 - £2,000,000



This beautifully presented home extends to approximately 3498 square feet and is arranged over three floors, offering spacious family living, outstanding entertaining space, luxury finishes and modern energy-efficient technology.

The property has been finished to an exceptionally high standard throughout with a bespoke Glhöss kitchen, underfloor heating, air conditioning to four bedrooms, a private sauna and wet room, solar panels, twin give energy 9.5kwh battery storage systems, a Zappi EV charging point and a professionally installed Ubiquiti Unifi network providing high-speed connectivity throughout the house and gardens.

On entering this beautifully appointed family home, the spacious entrance hall features underfloor heating and immediately sets the tone for the quality found throughout the property. The main living accommodation has been designed with modern family life and entertaining in mind. The sitting room flows effortlessly into a spacious family area, creating an impressive open-plan reception space ideal for both everyday living and larger social occasions.

The bespoke Glhöss kitchen is of an excellent proportion and has been beautifully appointed with premium neolith Himalaya crystal sintered stone worktops, a fine selection of bespoke cabinetry, high-quality integrated appliances and luxury contemporary finishes. The adjoining dining and breakfast area provides the perfect setting for family dining whilst enjoying views over the beautifully landscaped rear garden. A concealed door leads to a private wellness suite comprising a luxurious wet room and sauna, creating an exceptional space to relax within the comfort of your own home.

There is a dedicated home office which benefits from a professionally installed Ubiquiti Unifi network, delivering seamless high-speed internet connectivity throughout the property and garden.

The first floor offers four spacious double bedrooms. The principal bedroom is of an excellent size and benefits from a stylish en-suite shower room. There are three further generous double bedrooms served by a beautifully appointed family bathroom. Four of the bedrooms benefit from professionally installed air conditioning the second floor provides a further substantial double bedroom with en-suite facilities together with an additional versatile room currently arranged as a guest bedroom and study, offering flexible accommodation to suit a variety of family requirements.

The south-facing rear garden is a particular highlight of this outstanding home. Professionally landscaped to create a stunning tropical oasis, it features mature planting, extensive entertaining terraces and a heated luxury Chatsworth gazebo providing seating for up to fifteen guests, making it an exceptional outdoor entertaining space rarely found in this location. Further features include a heated garden workshop with wi-fi, a detached double garage currently configured as a gym and utility area, an in-and-out carriage driveway providing ample parking for multiple vehicles, solar panels, twin give energy battery storage systems and a Zappi electric vehicle charging point.

The property also offers significant scope for further extension, subject to the necessary planning consents.

The property is ideally positioned for excellent local schools including Bancroft's school (0.4 miles), Trinity Catholic high school (approximately 20 yards), Woodford underground station (central line) (1.2 miles) and the beautiful open spaces of Epping Forest.



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