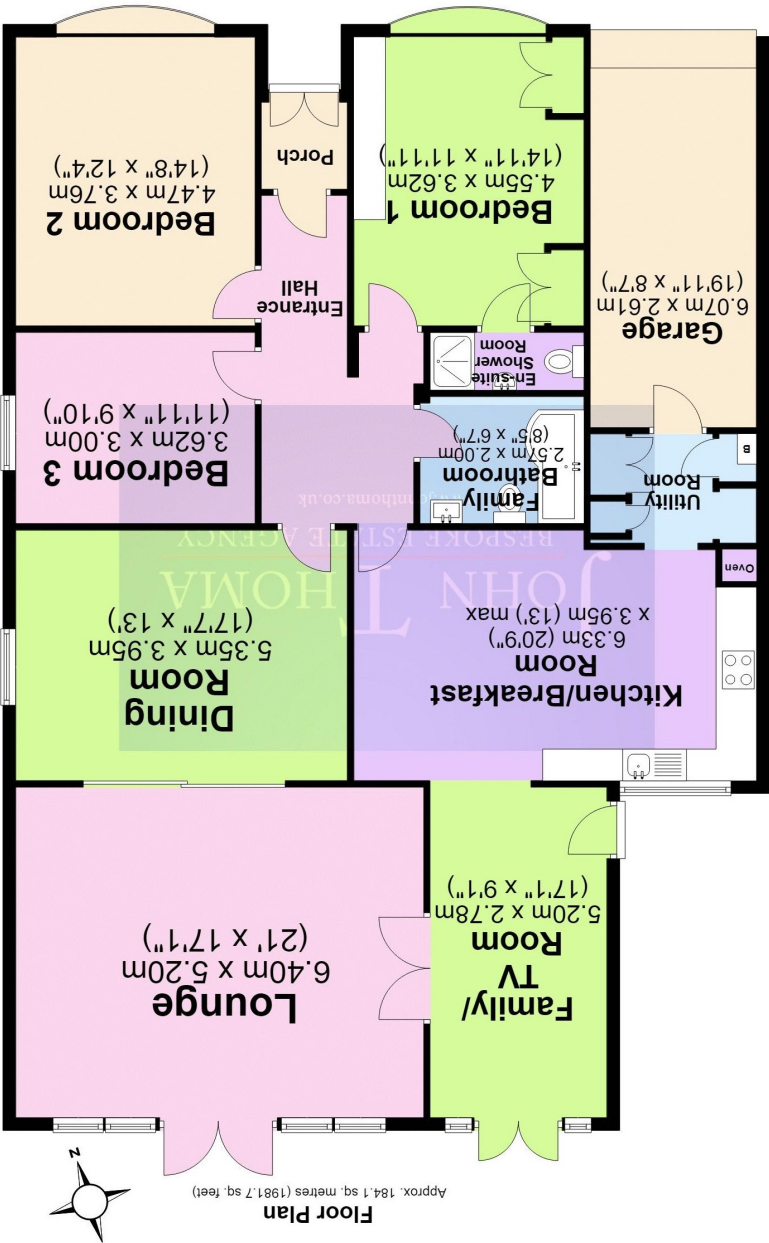


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property 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.

[John Thoma Bespoke Estate Agency, Chigwell Branch](mailto:john.thoma@johnthoma.co.uk)
The Coach House 201 High Road Chigwell Essex IG7 5BJ
[020 8340 8833](tel:02083408833) Local call rate

Council Tax Band: G (Epping Forest)

Total area: approx. 184.1 sq. metres (1981.7 sq. feet)



JOHN THOMA
BESPOKE ESTATE AGENCY

A well-presented and deceptively spacious three double detached family home on a large plot of 0.27 acres. The property has excellent scope to develop stpp with a south facing rear garden measuring approx. 190' in length. The property is close to a central line station, sought after schools, road links and excellent local amenities.

Tomswood Road
Chigwell
Guide Price £1,495,000



On entering the property there is a porch leading to the entrance hall with a tiled floor finish.

The spacious lounge measures 21' x 17' 1" with doors and windows to the rear south facing garden aspect.

The fitted kitchen/breakfast room is of a good size and measures 20' 9" x 13' with tiled floor, a window to the rear garden aspect. Integrated appliances include a gas hob with an extractor, an oven with grill, a microwave oven, dishwasher and fridge-freezer.

There is a fitted utility room just off the kitchen area and this also leads to an integral garage.

The integral garage measures 19' 11" x 8' 7" in size.

The dining room measures 17' 7" x 13' with doors to the lounge and a window to the side aspect of the property.

The family/television room measures 17' 1" x 9' 1" and is just off the kitchen/breakfast room, there are doors and windows to the rear garden.

Bedroom one is of an excellent size measuring 14' 11" x 11' 11" with bespoke fitted wardrobes, a window to the front aspect of the property and a modern en-suite shower which is fully tiled.

Bedroom two is also of a good size measuring 14' 8" x 12' 4" with a window to the front aspect of the property.

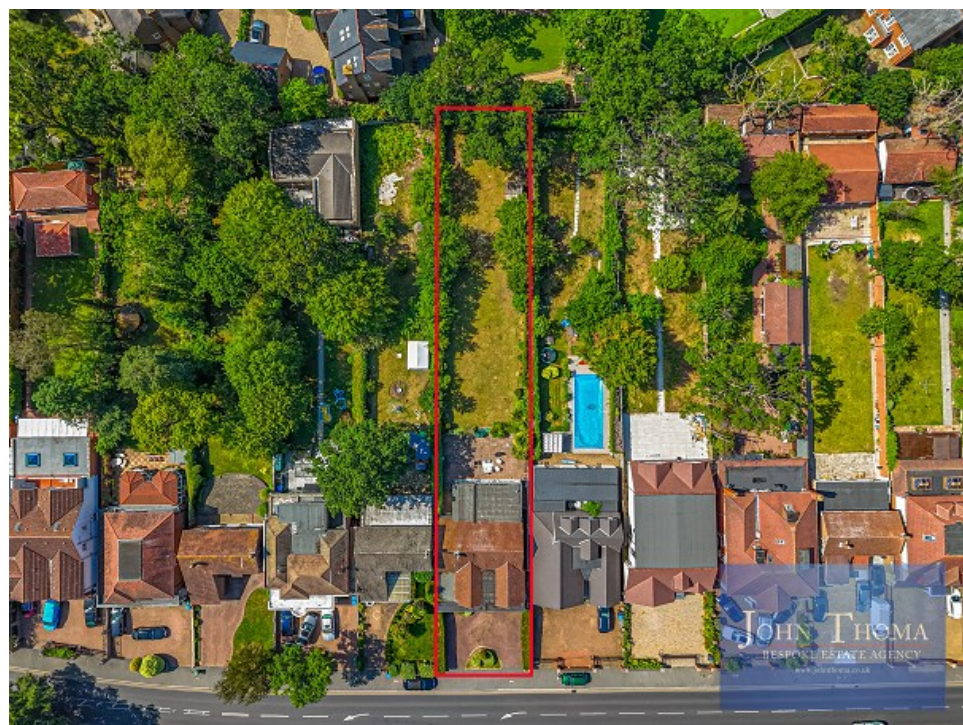
Bedroom three measures 11' 11" x 9' 10" with a window to the side aspect of the property.

The modern family bathroom measures 8' 5" x 6' 7" with a three piece suite and includes a wall mounted shower with screen.

The south facing private landscaped rear garden measures approx. 190' in length with a large paved patio, a well maintained lawn, plants and shrubs to the borders.

To the front of the property there is a paved drive with parking for three cars and access to the integral garage.

***** This property has excellent scope to develop subject to planning permission *****



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