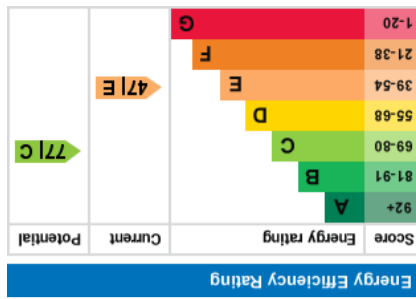
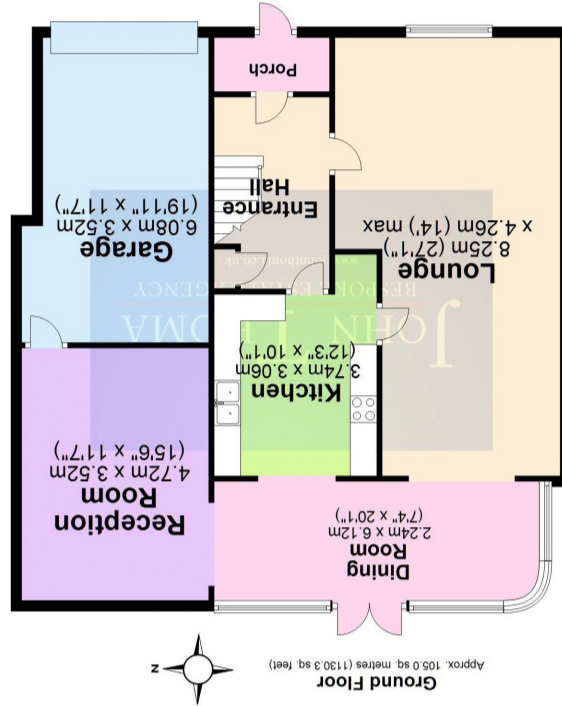


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as 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.

Council Tax Band: G (Epping Forest)



Total area: approx. 238.3 sq. metres (2564.6 sq. feet)



- En-suite
- Approx. 0.25 of an Acre
- Total Plot Size: 15' 8" x 11' 7" (4.77m x 3.53m)
- Approx. 150 ft
- Bedroom Two
- First Floor Landing: 150' 0" x 0' 0" (45.69m x 0.00m)
- Rear Garden: 19' 11" x 11' 7" (6.07m x 3.53m)
- Garage: 19' 2" x 11' 7" (5.84m x 3.53m)
- Store Room: 15' 6" x 11' 7" (4.72m x 3.53m)
- Reception Room: 19' 2" x 21' 2" (5.84m x 6.45m)
- Bedroom One: 7' 4" x 20' 1" (2.23m x 6.12m)
- Dining Room: 12' 3" x 10' 1" (3.73m x 3.07m)
- Second Floor
- Bathroom: 12' 6" x 12' 5" (3.81m x 3.78m)
- Kitchen: 27' 1" x 14' 0" (8.25m x 4.26m)
- Lounge: 19' 2" x 21' 2" (5.84m x 6.45m)
- Bedroom Four: 14' 2" x 12' 5" (4.31m x 3.78m)
- Entrance Hall: 12' 6" x 12' 5" (3.81m x 3.78m)
- Bedroom Three: 7' 4" x 20' 1" (2.23m x 6.12m)





On entering the property there is an entrance porch leading to the hallway which is of a good size.

There is a huge living room measuring 27' x 13' 11" which flows into the dining and kitchen area.

The kitchen benefits from a central island, a range of integrated appliances and ample fitted cupboards. There is also an additional reception room and French doors leading to the rear garden.

On the first floor you will find bedrooms two, three and four which are all well-proportioned double bedrooms, one of which has an en-suite. There is also a family bathroom on this floor.

Bedroom two measures 15'7" x 11'6" and has the luxury of an en-suite bathroom and a fitted cupboard.

Bedroom three measures 14'2" x 12'5" and includes fitted wardrobes.

Bedroom four is to the rear of the house and measures 12'6 x 12'5".

On the second floor you will find the bright and spacious master bedroom which measures a very impressive 13'2" x 21'6". This room includes an open plan en-suite bathroom and the luxury of a separate store room / walk in wardrobe.

Externally the property benefits from a block paved driveway which has parking to accommodate for three / four cars. There is side access to the beautifully landscaped rear garden that is south facing and approximately 150ft in length. The total plot size is almost 0.25 of an acre.

There is a paved patio, entertainment area and an amazing heated swimming pool with an economic air source heat pump, all to be enjoyed.



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