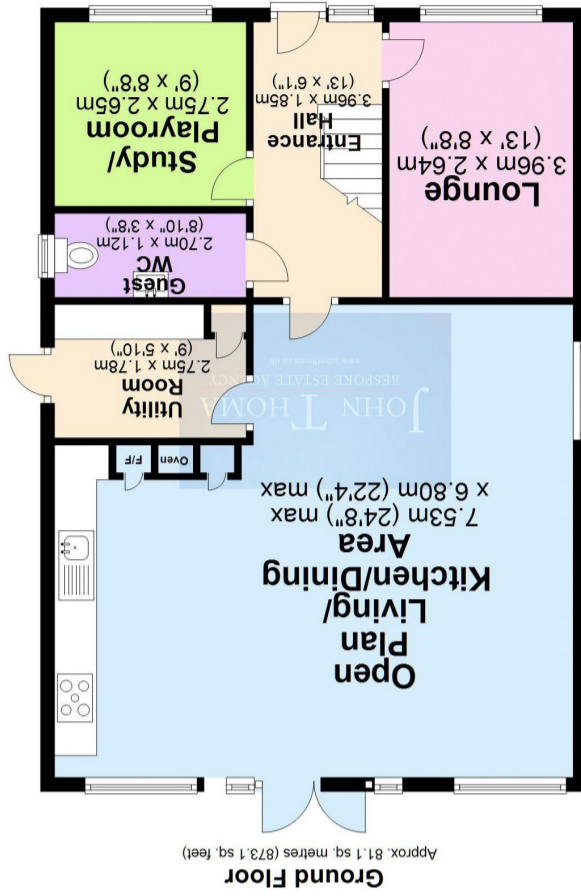
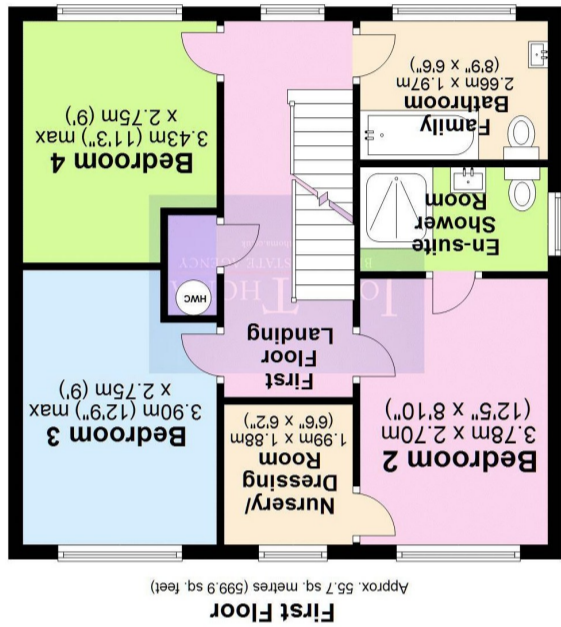


AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property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



Total area: approx. 182.5 sq. metres (1964.2 sq. feet)

13' 0" x 6' 1" (3.96m x 1.85m)	Bedroom Three
12' 9" x 9' 0" (3.88m x 2.74m)	Bedroom Four
13' 0" x 8' 8" (3.96m x 2.64m)	Lounge
11' 3" x 9' 0" (3.43m x 2.74m)	Study/Playroom
9' 0" x 8' 8" (2.74m x 2.64m)	Family Bathroom
8' 9" x 6' 6" (2.66m x 1.98m)	Guest WC
8' 10" x 3' 8" (2.69m x 1.12m)	Second Floor Landing
24' 8" x 22' 4" (7.51m x 6.80m)	Open Plan Living/Kitchen/Dining Area
24' 5" x 11' 7" (7.44m x 3.53m)	Master Bedroom
9' 0" x 5' 10" (2.74m x 1.78m)	Utility Room
14' 7" x 8' 9" (4.44m x 2.66m)	Dressing Room/Bedroom
9' 0" x 5' 10" (2.74m x 1.78m)	En Suite Bathroom
12' 5" x 8' 10" (3.78m x 2.69m)	Bedroom Two
12' 5" x 8' 10" (3.78m x 2.69m)	Nursery/Dressing Room
10' 5" x 4' 11" (3.17m x 1.50m)	En Suite Shower Room
6' 6" x 6' 2" (1.98m x 1.88m)	Rear Garden





This amazing modern home benefits from:

- * Offered chain free home and ready to purchase immediately
- * "B energy performance rating" with an air source heat pump for hot water and heating
- * Zoned underfloor heating to the ground floor and all the bathrooms
- * Bespoke fitted kitchen with Neff integrated appliances and marble work tops
- * Modern bathrooms and en-suites with good quality appliances
- * The property has a builders 8 year warranty with NHBC
- * Two parking spaces with 7 kw electric vehicle charging point
- * Gated property with a security entry phone system
- * Ultra fast full fibre connection with full fibre benefits

On entering the property there is a large hallway with a tiled floor and a guest cloakroom.

The lounge is of a good size with a window to the front aspect of the property.

The study / playroom has a window to the front and side aspect of the property.

The open plan bespoke fitted kitchen / living / dining room is of an excellent dimension with windows and French doors to the paved patio of the rear garden. There are Neff integrated appliances which include a hob with an extractor, an oven, grill, a microwave oven, fridge-freezer and a dishwasher. The kitchens units are of a excellent quality with marble worktops and there is a tiled floor finish. The utility room is just off the kitchen area and has a door to the garden.

On the first floor there are three double bedrooms, two have windows to the rear aspect with panoramic farmland views, one of the bedrooms has an en-suite shower, a nursery - dressing room and there is also a large family bathroom.

On the second floor the master bedroom is of an excellent size well with a Velux window, there is also dressing room / bedroom which leads an en-suite bathroom, there is also a balcony with stunning panoramic farmland views

Externally the rear garden is of westerly sunny aspect with amazing farmland views and of a good size, approx. 80ft with a large patio finished in Indian sandstone. The majority of the garden is laid to lawn with plants to the borders.

To the front of the property there is parking for two cars and an electric car charging point.



John Thoma Bespoke Estate Agency, Chigwell Branch

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