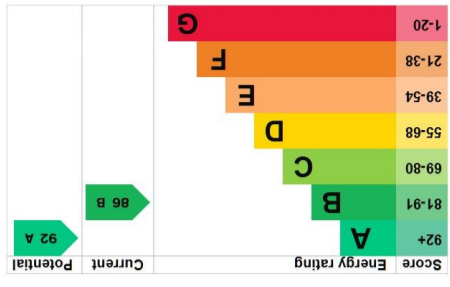
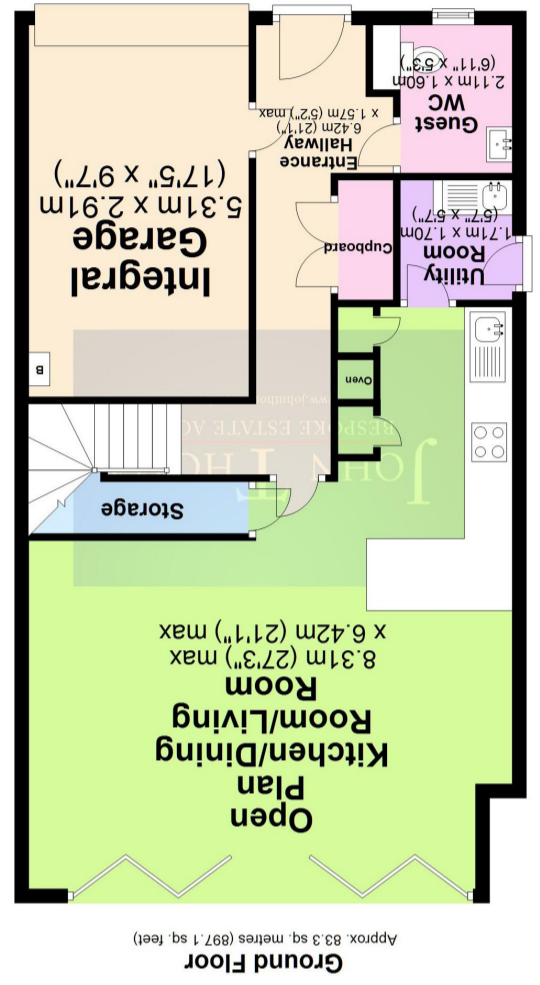
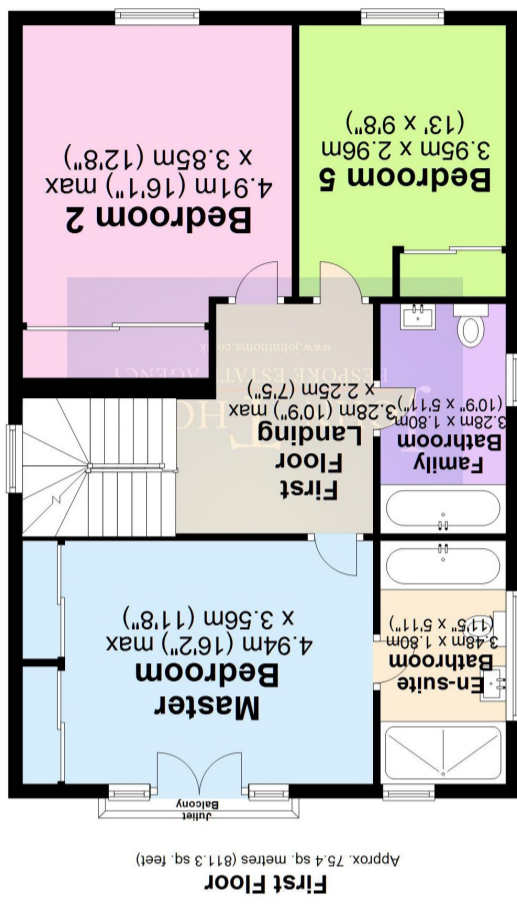
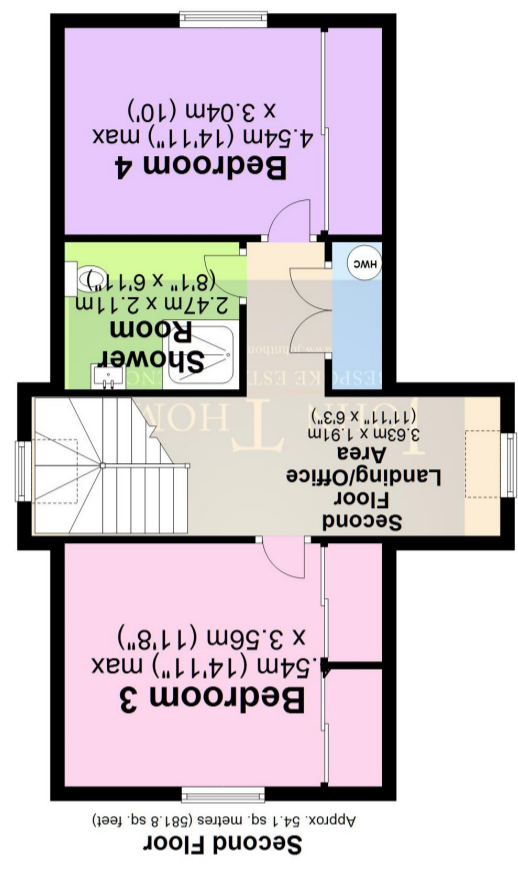


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property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

Council Tax Band: G (Epping Forest)



Total area: approx. 212.8 sq. metres (2290.3 sq. feet)





The property commences with a bright and welcoming entrance hallway, providing access to a guest cloakroom wc, internal storage, the integral garage, and the principal ground floor living spaces.

The heart of the home is the expansive open-plan kitchen, dining and living room, a superbly proportioned space ideal for both everyday family life and entertaining. The kitchen is finished to a high specification and features Siematic handleless cabinetry, stone work surfaces, mirrored splashbacks, led recessed lighting and a comprehensive range of high-quality fully integrated appliances, including eye-level ovens.

The living area is centred around a contemporary inset feature fireplace, whilst full-width bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

A separate utility room, located just off the kitchen, is fitted with matching units and work surfaces, includes plumbing for a washing machine and tumble dryer, and benefits from a door providing access to the side of the home, leading to both the front and rear of the property. The integral garage, accessible internally, offers excellent additional storage and practicality.

The first floor features a spacious landing and hosts the principal bedroom suite, a generous double room benefitting from fitted wardrobes and a stylish en-suite shower room. Two further well-proportioned double bedrooms are also located on this level and are served by a modern family bathroom.

The second floor provides two additional double bedrooms, both enjoying excellent natural light and ideal for guest accommodation, older children or home office use. A further well-appointed contemporary shower room completes the accommodation.

Throughout, the property is finished to a high standard and benefits from underfloor heating, quality flooring, contemporary bathrooms, recessed lighting and the refined detailing synonymous with London Square's award-winning developments.

Externally, the home enjoys a beautifully landscaped and private rear garden, laid mainly to lawn with a generous paved terrace ideal for outdoor dining and entertaining, and backing onto mature greenery, providing a peaceful and attractive outlook. To the front, there is off-street parking alongside access to the garage.



**[John Thoma Bespoke Estate Agency, Chigwell Branch](#)**

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