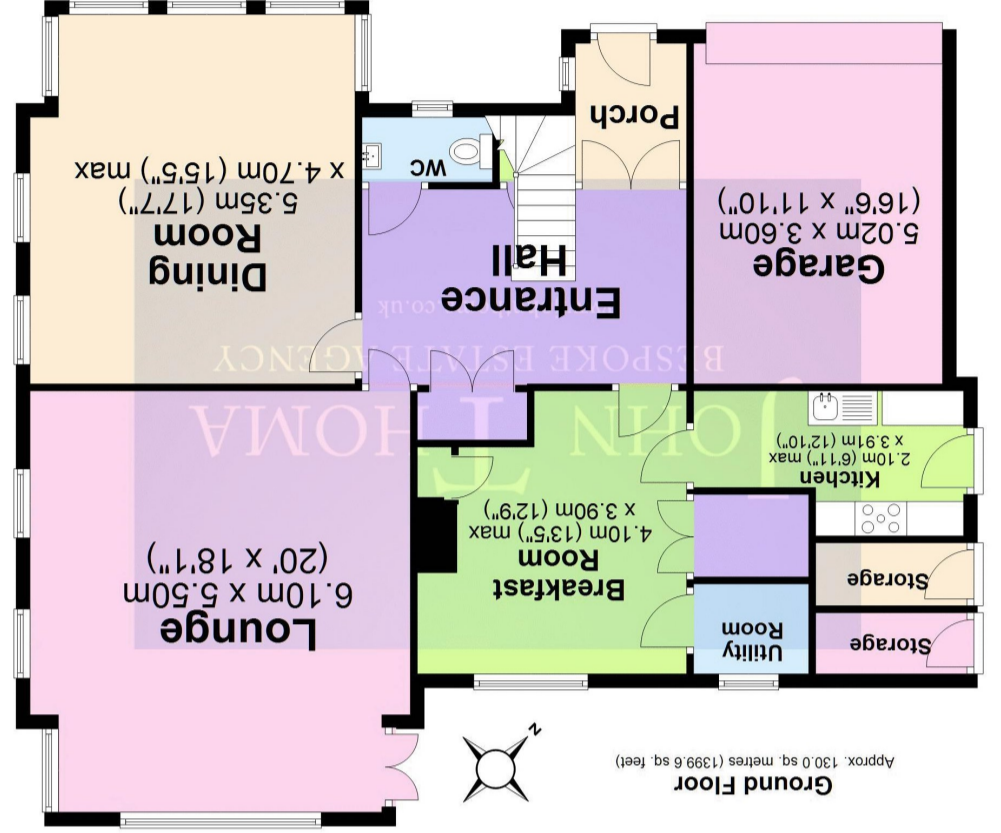
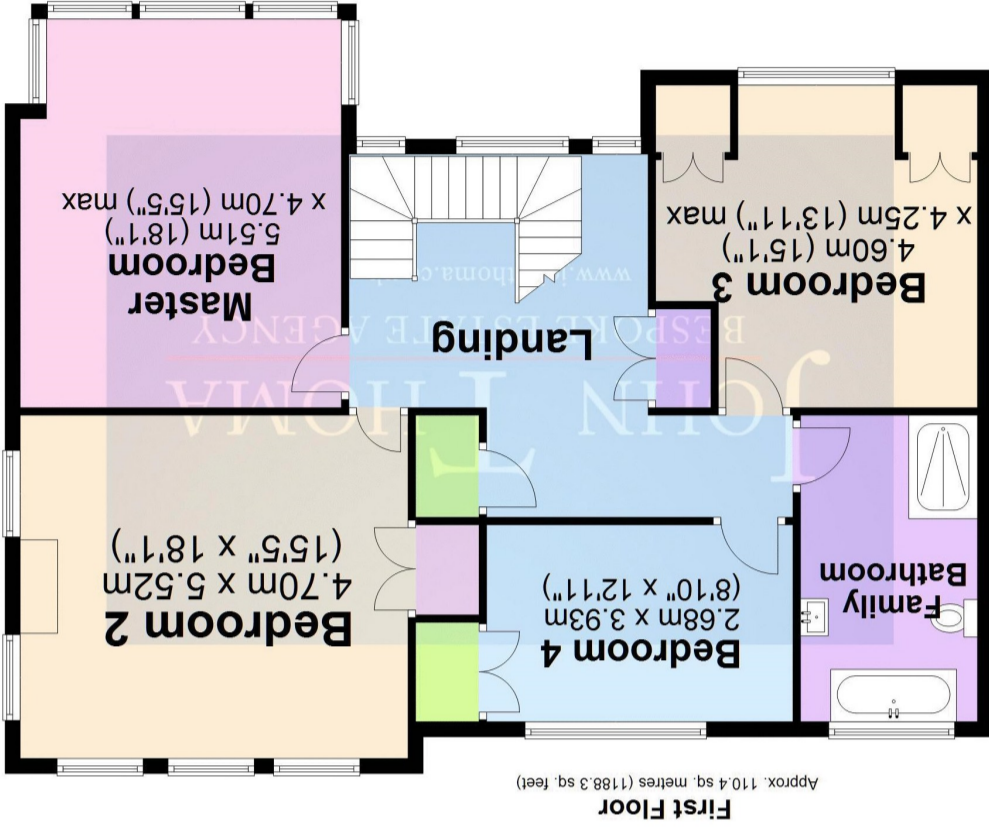


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property 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. 240.4 sq. metres (2587.8 sq. feet)





The property is currently 2587.8 sq ft in size on a large plot of 0.27 acres with a frontage measuring approx 60' in width, a huge flat south facing 125' rear garden and excellent scope to develop subject to planning permissions.

On entering the property the porch is of a good size leading into a large hallway with a solid oak flooring. There is a practical coat-boot cupboard and a modern beautifully finished tiled guest cloakroom also located in the hallway.

The lounge is very spacious measuring 20' x 18'1" in size with doors and numerous windows looking out onto the south facing landscaped rear garden. There are also windows to the side aspect of the property and a solid oak flooring.

The dining room is also of an excellent proportion measuring 17' 7" x 15' 5" with windows to the front aspects of the property and a solid oak flooring.

The breakfast room measures 13' 5" x 12' 9" with a window to the rear garden aspect, there are large fitted storage cupboards, one as a utility room with a window and a tiled floor finish which also flows into the fitted kitchen.

The modern fitted kitchen measures 12' 10" x 6' 11" with good quality integrated appliances which include a gas hob with extractor, an oven with grill and a dishwasher. There is a door and windows to the side aspect of the garden.

The first floor landing is of a good size with a window to the front aspect of the property with an abundance of natural light and an airing cupboard and a storage-linen cupboard

The master bedroom is of an excellent size measuring 18' 1" x 15' 5" in size with windows to the front aspect of the property.

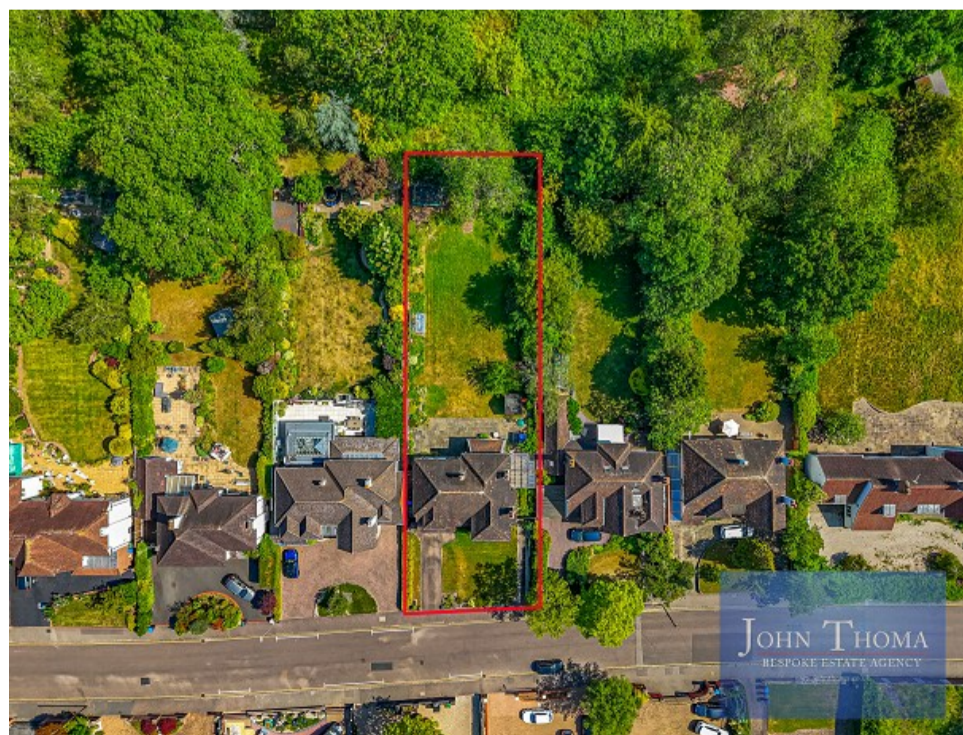
Bedroom two is also of an excellent size measuring 18' 1" x 15' 5" with windows to the rear garden aspect and windows to the side aspect of the property.

Bedroom three is also of a size measuring 15' 1" x 13' 11" with fitted storage cupboards and a large window to the front aspect of the property.

Bedroom four is a small double in size measuring 12' 11" x 8' 10" fitted storage wardrobes and a window to the rear garden aspect of the property.

There is a stunning spacious modern four piece family bathroom, finished to a high standard which includes a double shower and a window to the rear garden aspect.

Externally the south facing landscaped rear garden is approx 125' in length with a paved patio and a well maintained lawn. The frontage measures approx 60' in width with a driveway to the large garage measuring 16' 6" x 11' 10" in size.



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

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