

**"Your move is our motivation"**

## **The Oak, Grove Lane, Chigwell Five Bedroom Detached House**



"The Oak" is a stunning five double bedroom detached modern set in a gated development with panoramic farmland views. The property is in a private lane close to the central line station, schools and local amenities.

- ◆ A beautifully presented five double bedroom detached modern home in an amazing gated setting with farmland views
- ◆ The property is set over three floors and is 2,198 square feet in size with a "B rating" energy performance certificate
- ◆ An air source heat pump for hot water and heating, with underfloor heating on the ground floor and bathrooms
- ◆ There is a bespoke fitted kitchen with Neff integrated appliances, marble work surfaces, open plan spacious living and dining area
- ◆ There is a fitted utility room off the bespoke fitted kitchen area and there is a ground floor guest cloakroom
- ◆ There are two further reception rooms, the lounge measures 16' 3" x 10' 1" and there is also a study / playroom
- ◆ On the first floor there are three bedrooms, one has an en-suite and there is also a large family bathroom
- ◆ On the second floor there are two large bedrooms, a bathroom and a balcony with panoramic farmland views
- ◆ Externally there is a west facing large rear garden with a paved patio, laid to lawn with stunning farmland views
- ◆ Gated with an entry phone system, parking for two cars with an electric car charging point and visitors parking

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

*The Coach House 201 High Road Chigwell Essex IG7 5BJ*  
**020 8340 8833** Local call rate



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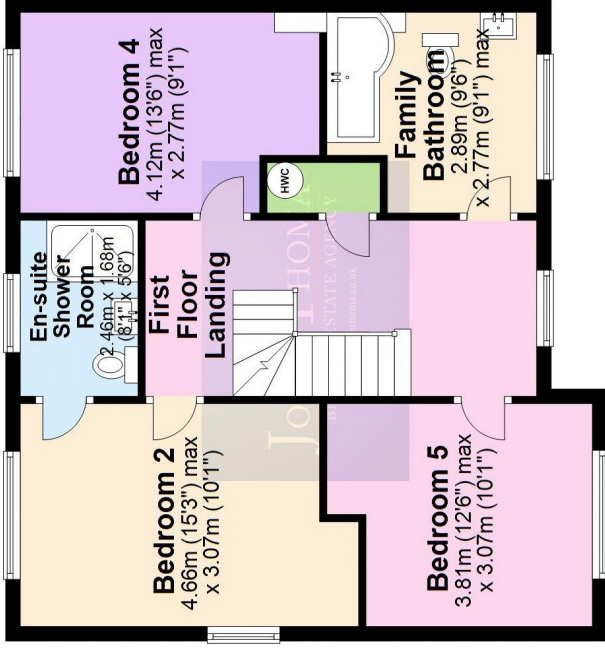
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# Floor Plan

## First Floor

Approx. 63.4 sq. metres (682.0 sq. feet)



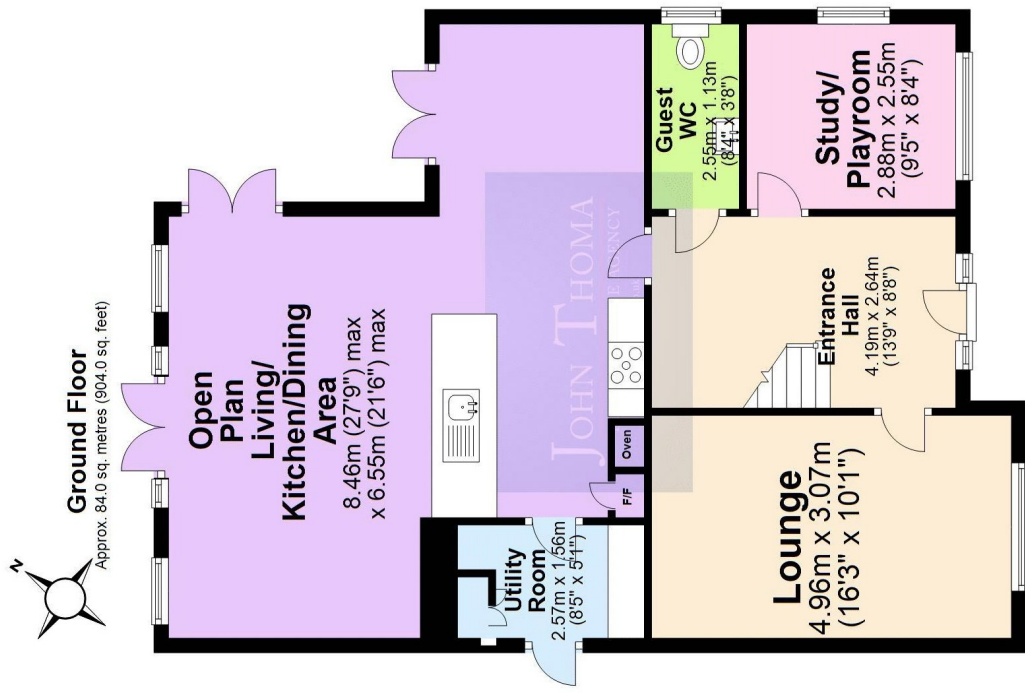
## Second Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



## Ground Floor

Approx. 84.0 sq. metres (904.0 sq. feet)



Total area: approx. 204.2 sq. metres (2198.3 sq. feet)

# Dimensions

## **Entrance Hall**

13' 9" x 8' 8" (4.19m x 2.64m)

## **Lounge**

16' 3" x 10' 1" (4.95m x 3.07m)

## **Study/Playroom**

9' 5" x 8' 4" (2.87m x 2.54m)

## **Guest WC**

8' 4" x 8' 3" (2.54m x 2.51m)

## **Open Plan Living/Kitchen/Dining Area**

27' 9" x 21' 6" (8.45m x 6.55m)

## **Utility Room**

8' 5" x 5' 1" (2.56m x 1.55m)

## **First Floor Landing**

## **Bedroom Two**

15' 3" x 10' 1" (4.64m x 3.07m)

## **En Suite Shower Room**

8' 1" x 5' 6" (2.46m x 1.68m)

## **Bedroom Four**

13' 6" x 9' 1" (4.11m x 2.77m)

## **Bedroom Five**

12' 6" x 10' 1" (3.81m x 3.07m)

## **Family Bathroom**

9' 6" x 9' 1" (2.89m x 2.77m)

## **Second Floor Landing**

## **Master Bedroom**

26' 3" x 10' 11" (7.99m x 3.32m)

## **Bedroom Three**

21' 5" x 9' 0" (6.52m x 2.74m)

## **Bathroom**

8' 2" x 7' 11" (2.49m x 2.41m)

## **Balcony**

8' 10" x 4' 9" (2.69m x 1.45m)

## **Rear Garden**

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