

"Your move is our motivation"

The Sycamore, Grove Lane, Chigwell

Four Bedroom Detached House

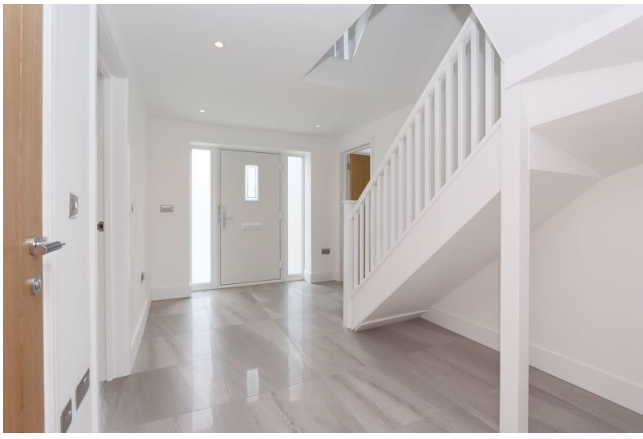


"The Sycamore" is a stunning four double bedroom detached modern home set in a gated development with panoramic farmland views. The property is in a private lane close to the central line station, schools and local amenities.

- ◆ A beautifully presented four double bedroom detached modern home in an amazing gated setting with farmland views
- ◆ The property is set over three floors and is 1,964 square feet in size with a "B rating" energy performance certificate
- ◆ 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
- ◆ An air source heat pump for hot water and heating, with underfloor heating on the ground floor and bathrooms
- ◆ There are two further reception rooms, the lounge measures 13' x 8' 8" and there is also a study / playroom
- ◆ The first floor has three double bedrooms, one has a nursery-dressing room, an en-suite and a family bathroom
- ◆ On the second floor there are two large bedrooms, a bathroom and a balcony with panoramic farmland views
- ◆ A sunny aspect 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



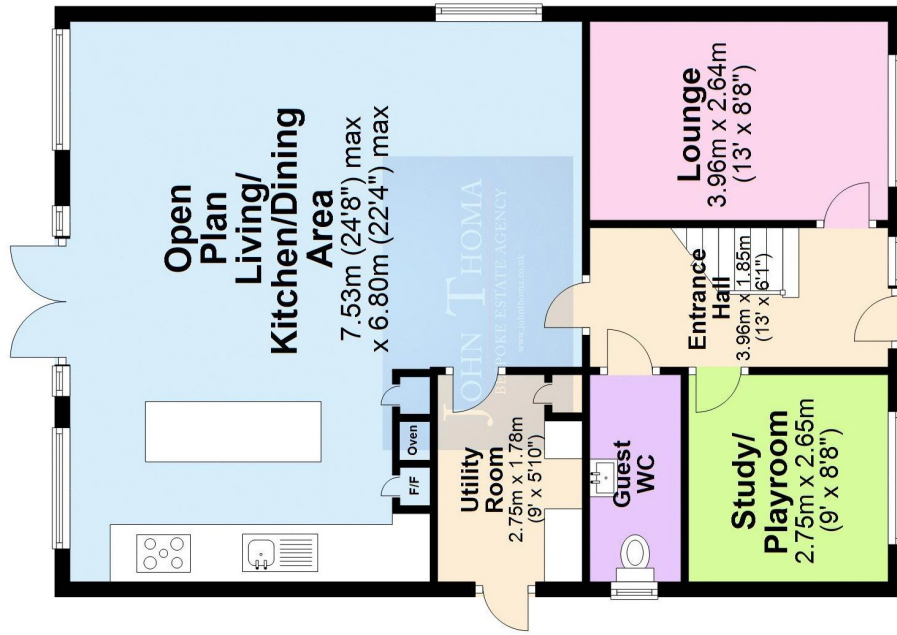
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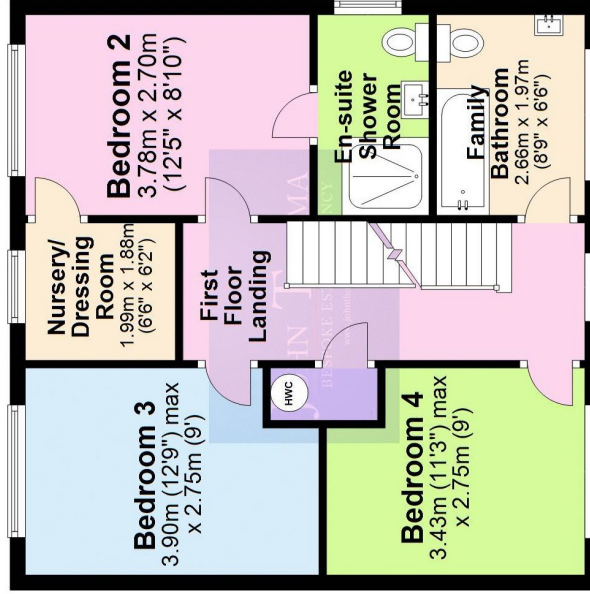


Floor Plan

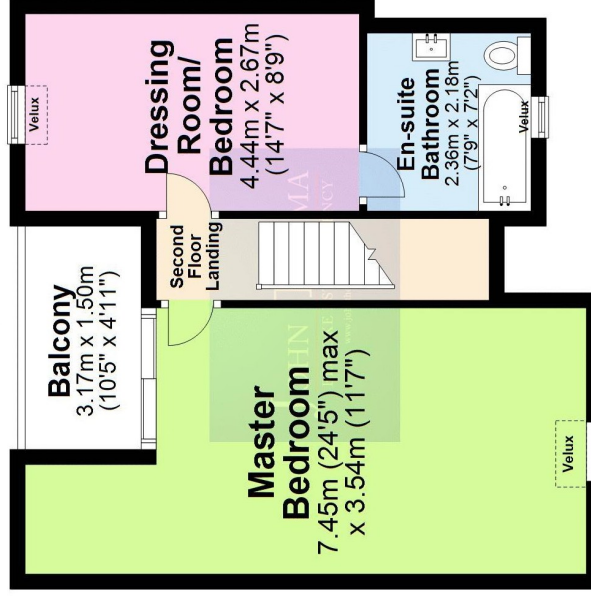
Ground Floor
Approx. 81.1 sq. metres (873.0 sq. feet)



First Floor
Approx. 55.7 sq. metres (599.9 sq. feet)



Second Floor
Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 182.5 sq. metres (1964.1 sq. feet)

Dimensions

Entrance Hall

13' 0" x 6' 1" (3.96m x 1.85m)

Lounge

13' 0" x 8' 8" (3.96m x 2.64m)

Study/Playroom

9' 0" x 8' 8" (2.74m x 2.64m)

Guest WC

Open Plan Living/Kitchen/Dining Area

24' 8" x 22' 4" (7.51m x 6.80m)

Utility Room

9' 0" x 5' 10" (2.74m x 1.78m)

First Floor Landing

Bedroom Two

12' 5" x 8' 10" (3.78m x 2.69m)

Nursery/Dressing Room

6' 6" x 6' 2" (1.98m x 1.88m)

En Suite Shower Room

Bedroom Three

12' 9" x 9' 0" (3.88m x 2.74m)

Bedroom Four

11' 3" x 9' 0" (3.43m x 2.74m)

Family Bathroom

8' 9" x 6' 6" (2.66m x 1.98m)

Second Floor Landing

Master Bedroom

24' 5" x 11' 7" (7.44m x 3.53m)

Dressing Room/Bedroom

14' 7" x 8' 9" (4.44m x 2.66m)

En Suite Bathroom

7' 9" x 7' 2" (2.36m x 2.18m)

Balcony

10' 5" x 4' 11" (3.17m x 1.50m)

Rear Garden

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