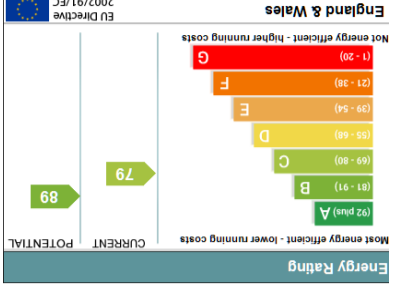
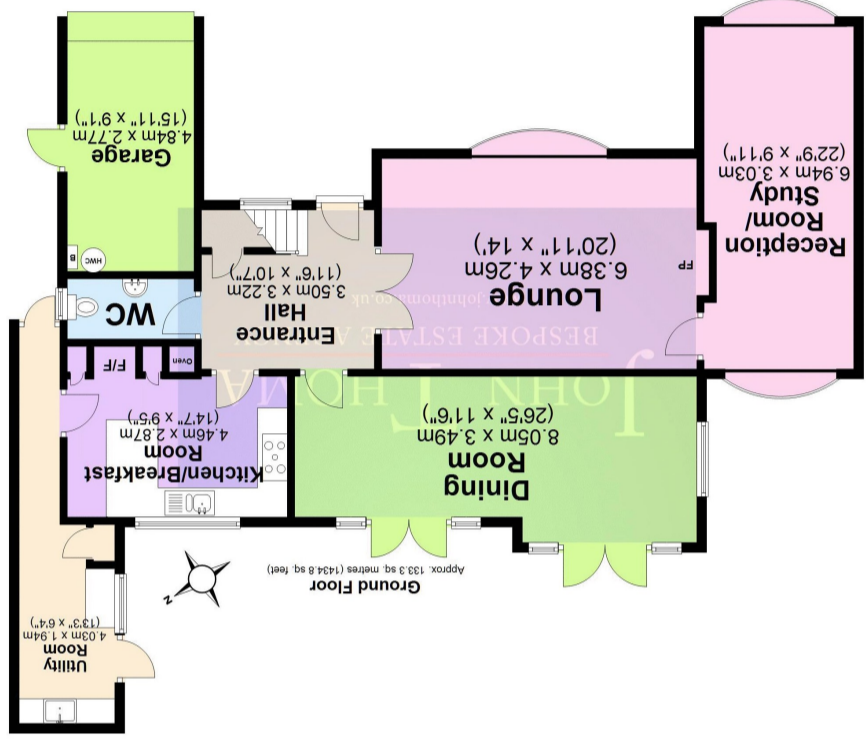
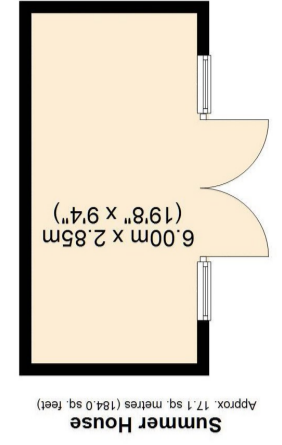
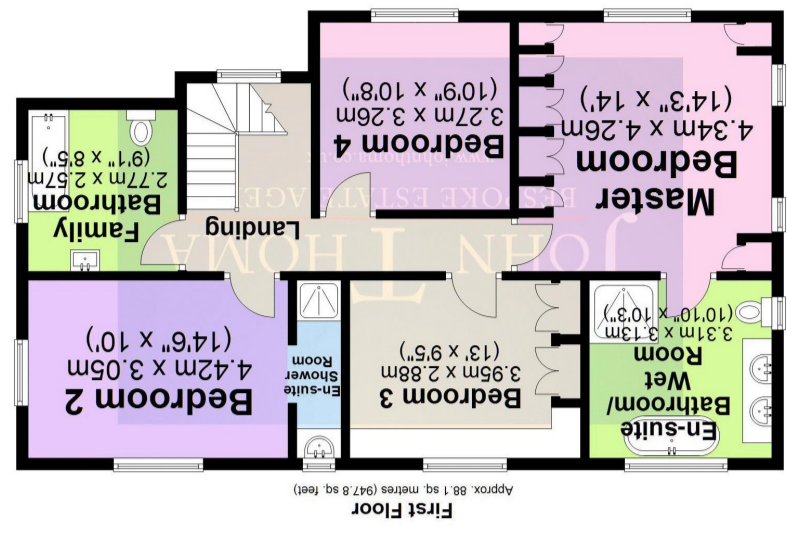


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property 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. 238.4 sq. metres (2566.5 sq. feet)





On entering the property there is a large hallway measuring 11' 6" x 10' 7" in size with an oak hardwood flooring in a herringbone design which flows through into the lounge, reception room-study and into the dining room.

The guest cloakroom is also located in the hallway and has a window.

The lounge measures 20' 11" x 14' with a large window to the front aspect of the property and a feature fireplace with a wood burner. There is also a door to the reception room-study.

The reception room-study measures 22' 9" x 9' 11" with dual aspect windows to the front and rear aspects of the property.

The dining room measures 26' 5" x 11' 6" with two sets of doors and windows to the rear garden aspect, there is also a window to the side aspect of the property. The flooring is part tiled and an oak hardwood floor finish to the remainder of this room.

The bespoke fitted kitchen-breakfast room measures 14' 7" x 9' 5" with Miele and Siemens integrated appliances which include an oven with grill, a microwave oven, a gas hob with extractor and stone work surfaces. There is a window to the rear garden aspect, a door to the fitted utility room, also access to the front of the property and garage.

The fitted utility room has a door to the rear garden with plumbing, power for a washing machine and tumble dryer.

The master bedroom measures 14' 3" x 14' with bespoke fitted wardrobes, a large en-suite bathroom which includes a bath, shower, twin hand basins and a toilet. There are two windows to the side aspect and a window to the front aspect of the property.

Bedroom two measures 14' 6" x 10' with a shower, hand basin, a window to the rear garden aspect and one to the side aspect of the property.

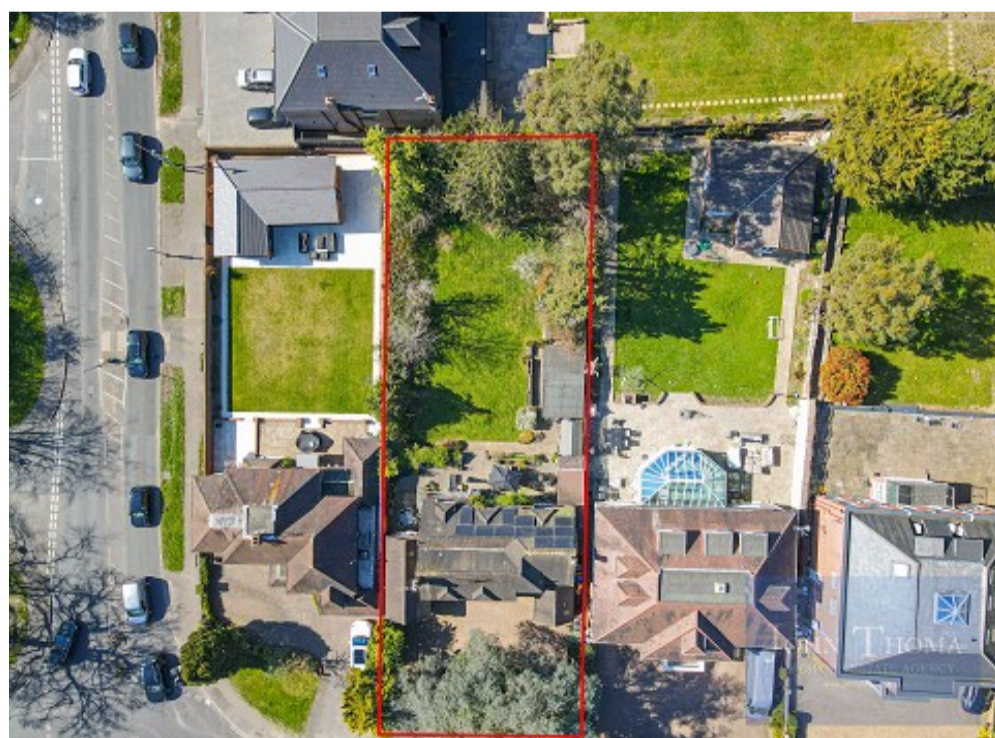
Bedroom three measures 13' x 9' 5" with fitted wardrobes, storage units and a window to the rear garden aspect.

Bedroom four measures 10' 9" x 10' 8" in size with a window to the front aspect of the property.

There is a large family bathroom with fitted storage, a bath with a wall mounted shower and screen.

The private landscaped west facing rear garden measures 114' x 57' with a paved patio, a well maintained lawn with plants and shrubs to the borders.

To the front of the property there is a paved carriage driveway with parking for several cars and access to the attached garage which measures 15' 11" x 9' 1". There is a fine selection of plants and shrubs to the front of the property.



**John Thoma Bespoke Estate Agency, Chigwell Branch**

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