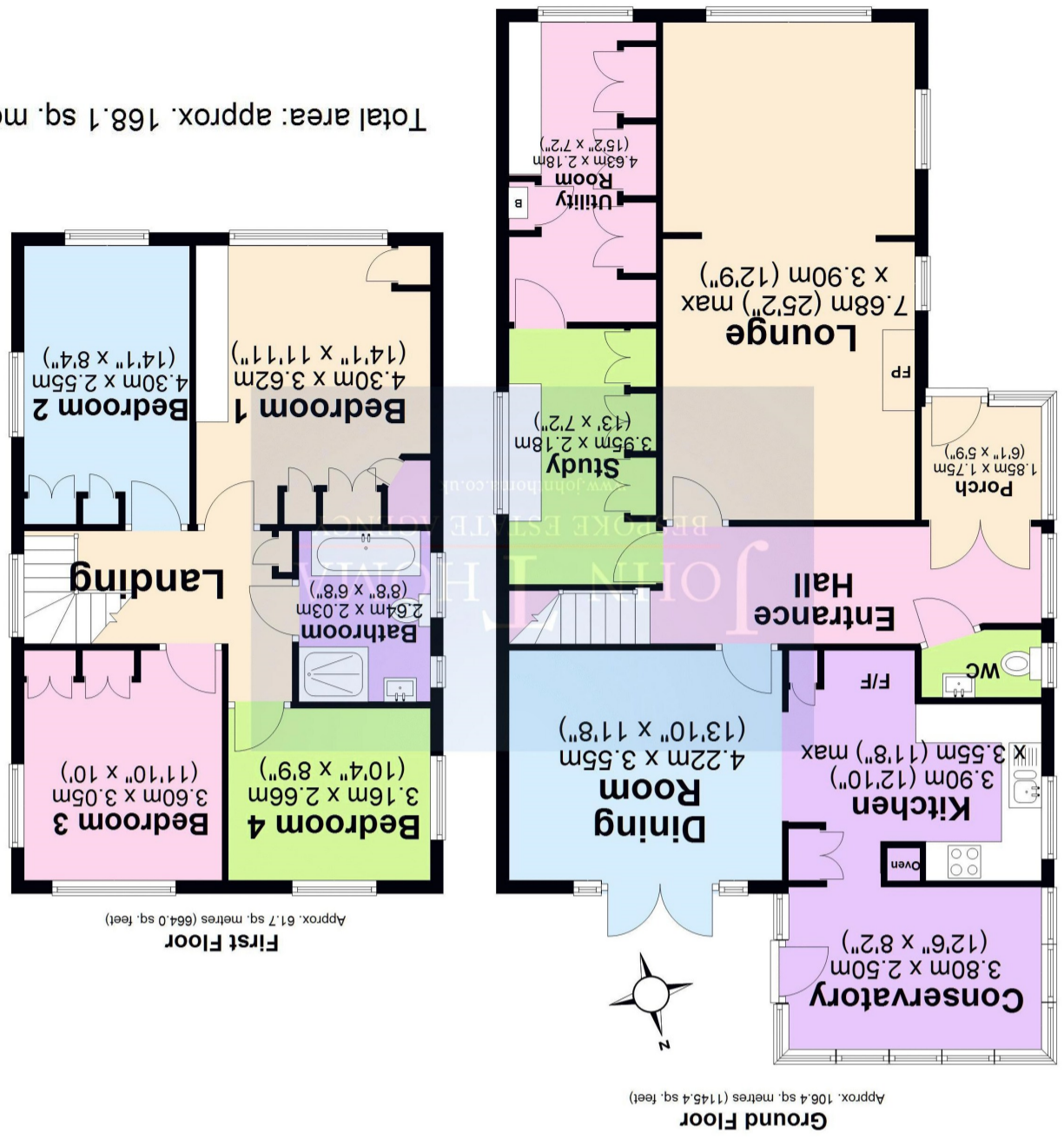


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property 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. 168.1 sq. metres (1809.4 sq. feet)





On entering the property there is a large porch with doors to the hallway which has a stone flooring.

There is a modern guest cloakroom located in the hallway with a window and finished to a high standard.

The lounge is spacious and measures 25' 2" x 12' 9" with a feature fireplace, a large window to the front aspect and two to the side aspect.

The dining room measures 13' 10" x 11' 8" with an opening into the stunning fitted kitchen. There is a bespoke fitted television and storage unit with windows and French doors onto the landscaped rear garden.

The modern fitted kitchen is beautifully finished with stone work surfaces, good quality integrated appliances which include a Bosch double oven with a grill, a Bosch electric hob with an extractor, a Hisense plumbed in fridge-freezer and a Hisense dishwasher.

The conservatory is located just off the kitchen and measures 12' 6" x 8' 2" with a door to the rear garden.

There is a separate fitted utility room with a window to the front aspect of the property and ample fitted storage units.

The study has a window to the side aspect of the property and practical fitted storage units.

On the first floor there are four double bedrooms, three have fitted wardrobes and a family bathroom.

Bedroom one measures 14' 1" x 11' 11" with a large window to the front aspect of the property and bespoke fitted wardrobes.

Bedroom two measures 14' 1" x 8' 4" with two windows to the front aspect and bespoke fitted wardrobes.

Bedroom three measures 11' 10" x 10' with two windows to the rear garden aspect and bespoke fitted wardrobes.

Bedroom four measures 10' 4" x 8' 9" with two windows to the rear garden aspect.

The modern family measures 8' 8" x 6' 8" with a four piece suite, underfloor heating and windows to the side aspect of the property.

Externally there is a beautiful landscaped private rear garden measuring approx. 80' x 35' with a large paved patio, a well maintained lawn with borders with plants and shrubs.

The front of the property has a block paved driveway with good off street parking.

