

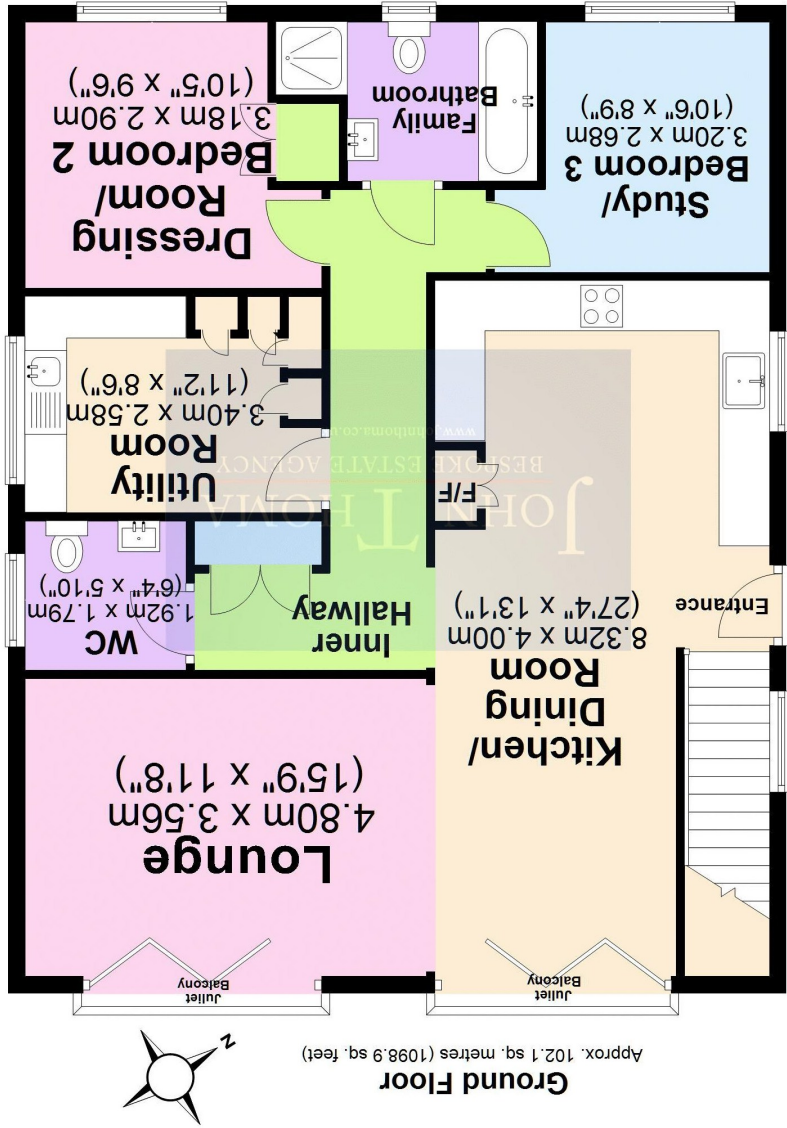
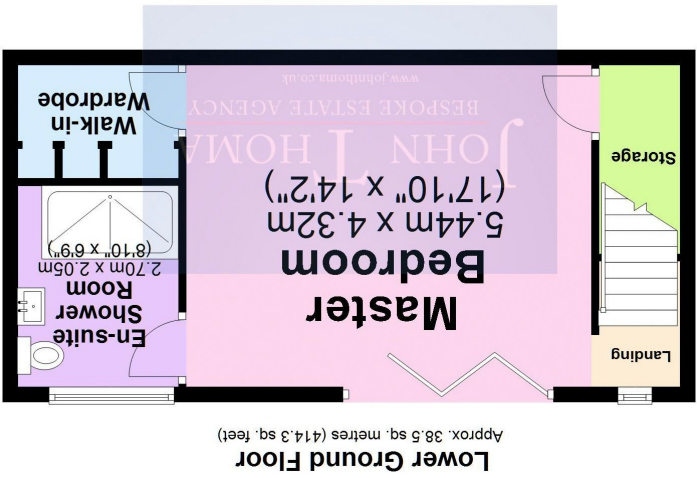
Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property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

[020 8340 8833](tel:02083408833) Local call rate
The Coach House 201 High Road Chigwell Essex IG7 5BJ
John Thoma Bespoke Estate Agency, Chigwell Branch

Council Tax Band: F (Epping Forest)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 140.6 sq. metres (1513.1 sq. feet)





The property is arranged over two floors and currently 1,513 square feet in size with excellent scope to develop subject to planning permission.

This stunning modern home has a Sonos integrated sound system fitted and mood lighting throughout.

The ground floor has an open plan lounge measuring 15' 9" x 11' 8" in size with bi-folding doors and a Juliet balcony with stunning views to the rear garden aspect.

A spacious bespoke fitted kitchen-dining room measuring 27' 4" x 13' 1" with integrated appliances, a window to the front aspect of the property and a tiled floor finish which flows through. The dining area has bi-folding doors with a Juliet balcony and stunning views to the rear aspect of the property.

There is a separate fitted utility room with a window to the side aspect of the property.

On the ground floor there are two bedrooms and a four piece family bathroom and a guest cloakroom.

Bedroom two measures 10' 5" x 9' 6" with a window to the side aspect of the property.

Bedroom three measures 10' 6" x 8' 9" with a window to the side aspect of the property.

There is a modern family bathroom with four piece suite.

The master bedroom is located on the lower ground floor and is of an excellent size measuring 17' 10" x 14' 2" with a modern en-suite shower and walk-in wardrobe. There are bi-folding doors to the rear garden

There is a private landscaped south facing low maintenance rear garden with a large patio, remote controlled exterior lighting and amazing stunning views.

To the front of the property there is a paved driveway with parking for two cars and side access to the rear garden.



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