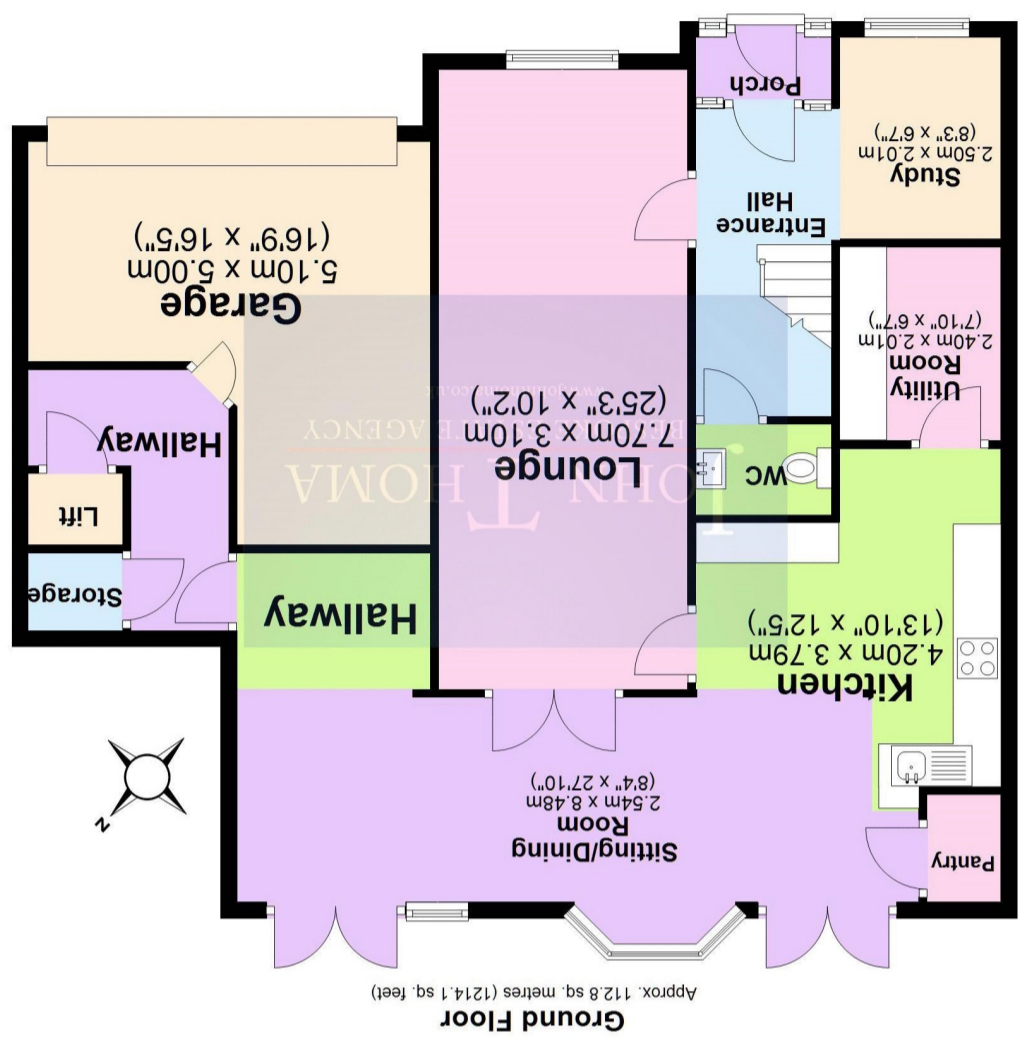
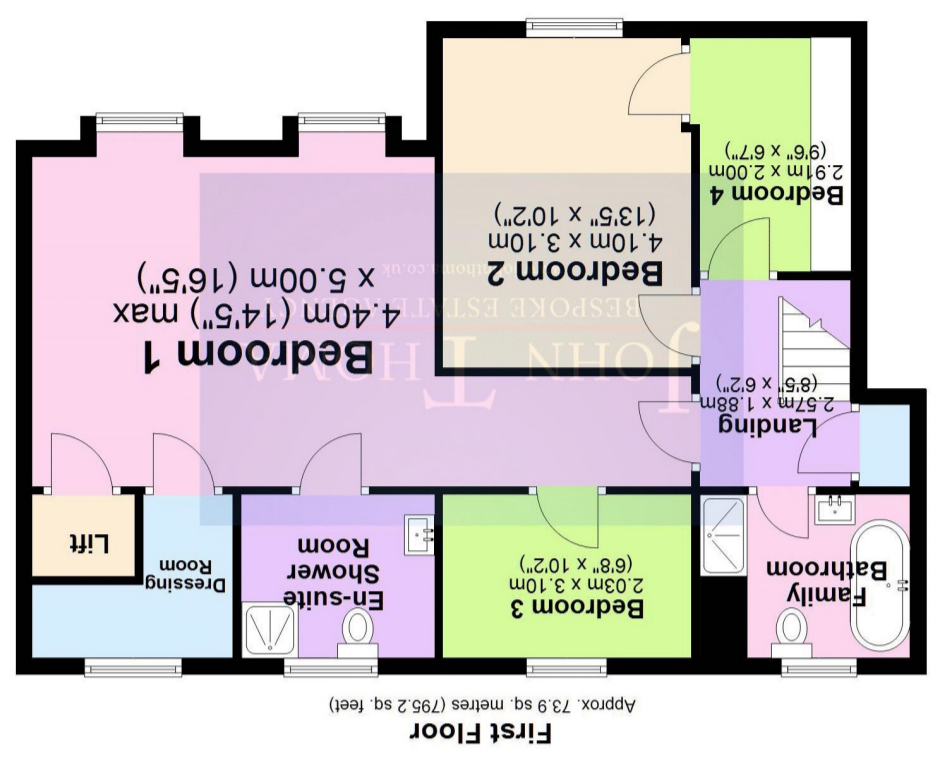


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property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

Total area: approx. 186.7 sq. metres (2009.3 sq. feet)





Westbury Lane is perfectly positioned close to the ever-popular Queens Road, offering a wide selection of shops, restaurants, and boutiques, as well as a range of highly sought-after schools and local amenities.

Upon entry, a welcoming porch leads into a spacious entrance hallway. From here, there is access to a well-proportioned study (8'3" x 6'6") and a convenient ground floor guest wc.

The impressive through lounge measures 25'2" x 10'3" and features double doors opening into the dining room, as well as direct access into the kitchen.

The kitchen is fitted with an extensive range of base and wall-mounted units, complemented by a selection of integrated appliances, and provides access to a generous utility room. In addition, there is a separate large pantry accessible from the dining area.

The dining / sitting room is a standout feature, measuring 31'3" x 20'6" and overlooking the rear garden. It benefits from two sets of French doors and a large bay window, flooding the space with natural light and offering direct access to the garden.

From the sitting room, a door leads into an inner hallway where there is a large storage cupboard and a lift providing direct access to the principal bedroom. The inner hallway also connects to the integral garage (16'9" x 16'6").

The first floor accommodation comprises four bedrooms. Bedrooms two, three, and four are served by a spacious four-piece family bathroom.

The principal bedroom is particularly impressive, measuring 16'6" x 14'7", featuring vaulted ceilings, a private en suite shower room, and a dressing room. The lift from the ground floor is remote-controlled and provides convenient access directly into this room.

Externally, the rear garden is well maintained and offers ample space for outdoor seating and entertaining, with side pedestrian access to the front of the property.

To the front, there is off-street parking for multiple vehicles.



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

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