



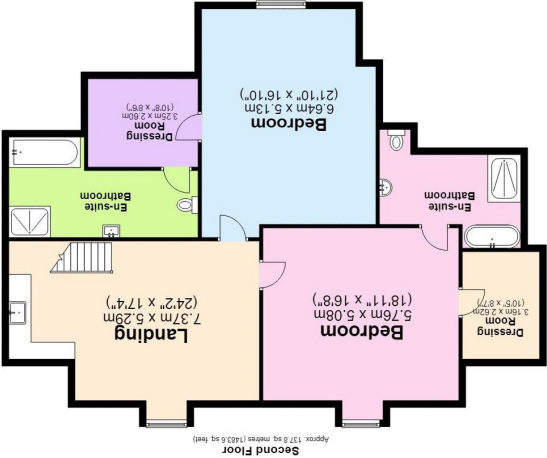
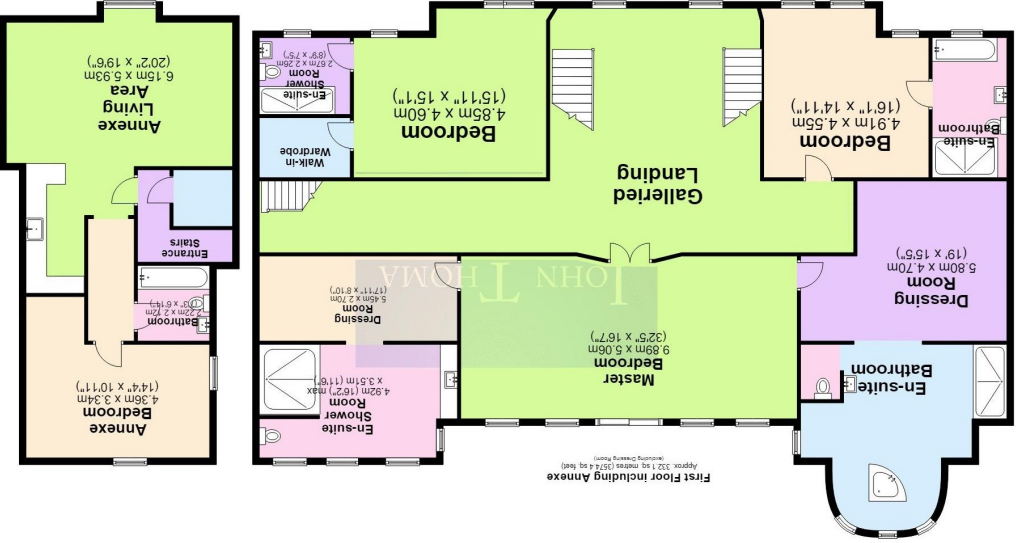
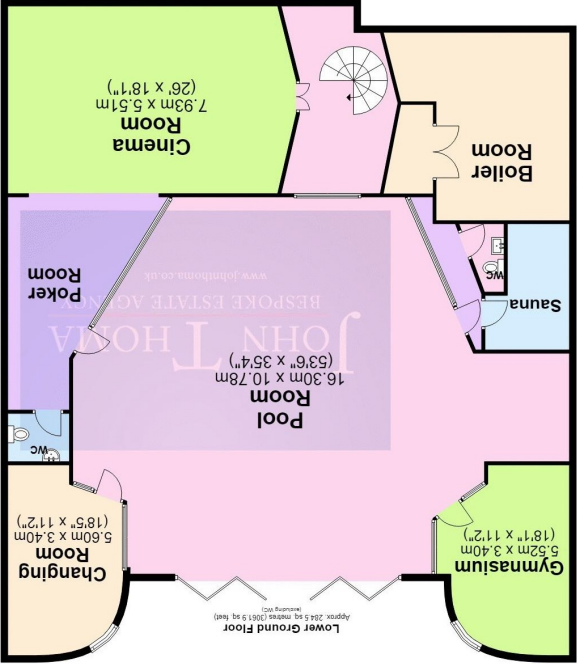
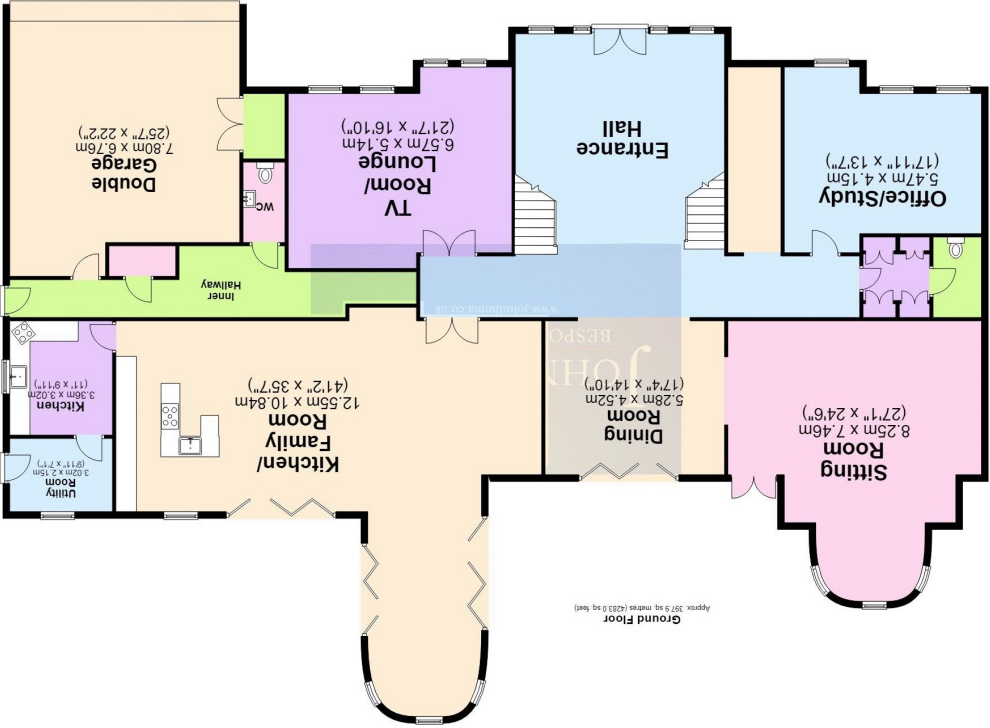
JOHN THOMA
BESPOKE ESTATE AGENCY

A "chain free" spectacular and spacious six double bedroom detached gated family home with a 120' frontage on a very sought after road.

**Sylvan Avenue
Emerson Park
£9,950,000**

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

Council Tax Band - H (Haverling)



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.

Total area: approx. 1152.3 sq. metres (12403.0 sq. feet)

John Thoma Bespoke Estate Agency, Chigwell Branch
The Coach House 201 High Road Chigwell Essex IG7 5BJ
020 8340 8833 Local call rate

This spectacular chain free, six double bedroom detached gated family home enjoys an impressive 120' frontage and has been beautifully presented to an extremely high standard throughout.

Arranged over four spacious floors, the property features an impressive entrance hallway and a beautifully crafted bespoke staircase leading to a large galleried landing on the first floor.

The ground floor offers five reception rooms, along with a bespoke fitted Mark Wilkinson kitchen.

On the first floor, the master bedroom measures 32' 7" x 16' 7" and includes his and hers dressing rooms and en-suites, while two further spacious double bedrooms also benefit from luxurious en-suites.

The second floor provides two additional bedrooms with en-suites, dressing rooms and a fitted kitchen.

The lower ground floor includes a heated swimming pool, cinema room, gym, sauna and games room.

There is a substantial plant room which houses all the equipment and also provides access to all areas for maintenance.

Externally, the property benefits from a southerly aspect landscaped garden, a self-contained annexe, a carriage drive and a double garage.

The garden includes a sunken terrace measuring around 40' x 30' which provides a perfect entertaining area, there are bi-folding doors from the pool house and with steps sweeping up to the formal garden areas.



Key Features

- ◆ Electric gated carriage driveway
- ◆ Video security entryphone system
- ◆ Double heated integral garage
- ◆ Mark Wilkinson kitchen
- ◆ Duravit SensoWash toilets
- ◆ Heated swimming pool and jacuzzi
- ◆ Cinema room, gym, sauna & games room
- ◆ Self-contained annexe 750 square feet in size
- ◆ Southerly facing landscaped private rear garden



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