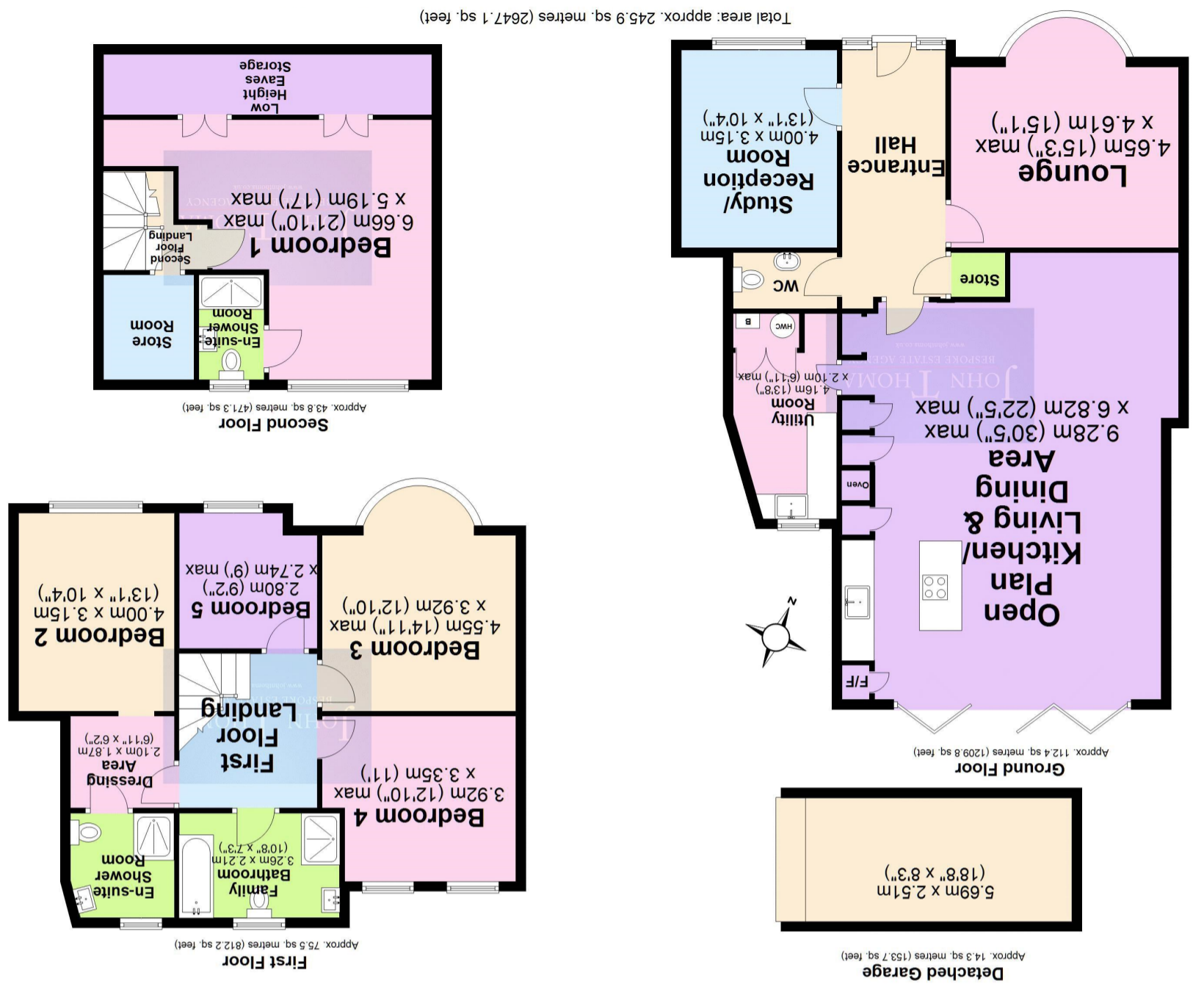


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property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

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





The ground floor features a truly impressive open-plan kitchen, dining and living area measuring a huge 30'5" x 22'5" in size, complete with a bespoke fitted kitchen, large island, integrated appliances and bi-fold doors opening onto the rear garden. This space is large enough for a dining table and a sitting room. A utility room of 13'8" x 6'11" provides additional storage units, a separate sink and the boiler is also housed in here.

Two further reception rooms are on the ground floor. One would be ideal as a home office measuring 13'1" x 10'4" in size whilst the other is the lounge measuring 15'3" x 15'1" with a stunning bay window.

A large guest cloakroom and storage cupboard complete the ground floor which also benefits from heated flooring throughout.

The first floor comprises four double bedrooms, one of which has an en-suite shower room, and a family bathroom.

Bedroom two measures 13'1" x 10'4" with a window to the front. This room has the luxury of a dressing area and an en-suite shower room, which has been excellently finished. Bedroom three measures 14'11" x 12'10" and has a large bay window and a stylish light fitting. Bedroom four is 12'10" x 11' in size and overlooks the rear garden. Bedroom five measures 9'2" x 9' in size.

The family bathroom is tiled from floor to ceiling it includes a bath with a separate modern shower with a glass surround, vanity unit, a mirror, and a floating toilet.

The second floor is dedicated to the principal suite, featuring a spacious master bedroom measuring 21'10" x 17' with an en-suite shower room, a separate storeroom and useful eaves storage.

Externally, the property offers a low-maintenance south-facing rear garden with a paved patio, lawn and a detached garage to the rear. The front of the property provides a paved driveway with parking for multiple vehicles and convenient side access to the garden. Ideally located, the home is just a short walk from Chigwell central line station, excellent schools, and a wide range of local amenities.

