

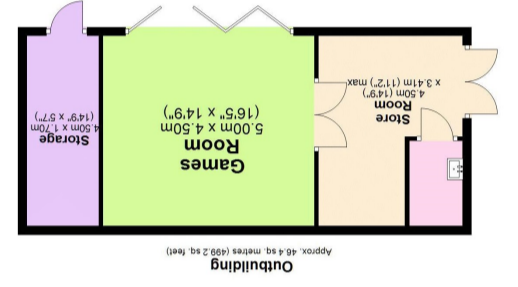
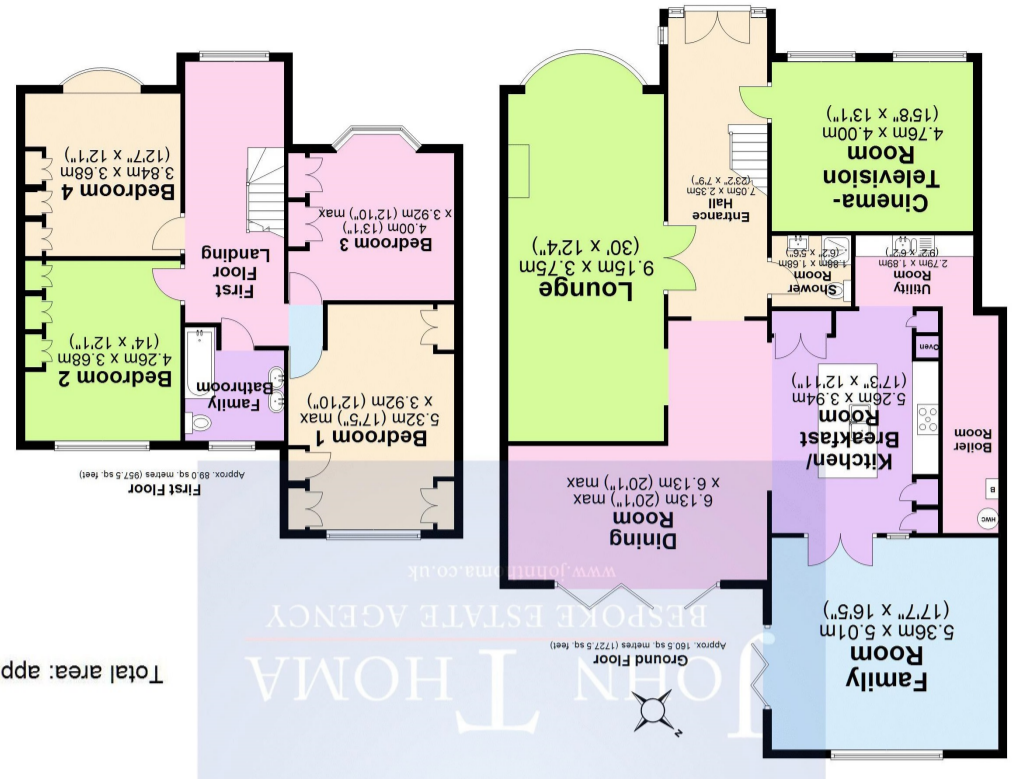
Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property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

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		

84 B
67 D

Council Tax Band: G (Epping Forest)

Total area: approx. 346.0 sq. metres (3723.8 sq. feet)





This huge family home is over 3,700 square feet in size, it is arranged over three floors with a spacious lounge, a cinema-television room, dining room, a family room and stunning bespoke fitted kitchen-breakfast room.

Special features with this property also include air conditioning to the kitchen, bedroom one on the first floor and the loft bedroom. There is a water softener system to all areas of the property except the drinking water in the kitchen

On entering the property the hallway is of an excellent proportion measuring 23' 2" x 7' 9" in size with a tiled floor finish. A modern fully tiled shower room is located in the hallway which is finished to a high standard.

The lounge is spacious measuring 30' x 12' 4" with a bay window to the front aspect of the property and a feature fireplace.

The cinema / television room is finished to a high standard and measures 15' 8" x 13' 1" with a fitted speakers, projector and blackout remote controlled blinds to windows.

The bespoke fitted kitchen / breakfast room measures 17' 3" x 12' 11" in size, the kitchen is designed and finished to a high standard with quartz worktops. There are good integrated appliances are by Bosch and Miele and there is a large island-breakfast bar with additional storage.

The dining room is just off the kitchen / breakfast room and measures 20' 1" x 20' 1" with bi-folding doors to the rear garden patio, remote controlled blinds, there are three Velux windows allowing an abundance of natural light. There is also a separate fitted utility room off the kitchen area which leads to the boiler room.

The family room measures 17' 7" x 16' 5" with bi-folding doors and a window to the rear garden aspect.

On the first floor there are four spacious double bedrooms and a modern family bathroom. Bedroom one measures 17' 5" x 12' 10" with bespoke fitted wardrobes and a large window to the rear garden aspect.

Bedroom two measures 14' x 12' 1" with bespoke fitted wardrobes and a large window to the rear garden aspect. Bedroom three measures 13' 1" x 12' 10" with bespoke fitted wardrobes and a bay window to the front aspect of the property.

Bedroom four measures 12' 7" x 12' 1" with bespoke fitted wardrobes and a bay window to the front aspect of the property.

On the second floor bedroom five measures 17' 7" x 15' 2" with bespoke fitted wardrobes, a large window to the rear garden aspect, excellent storage to the eaves space. There is a modern shower room also located on this floor and a spacious area which can be used as a study or for storage, with excellent storage to the eaves.

Externally there is a well maintained rear garden which has a paved patio and lawn. To the rear of the garden there is a large outbuilding which can be used as a games room, gymnasium or an office with power and lighting. The front of the property has a gated paved driveway with parking for several cars.



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