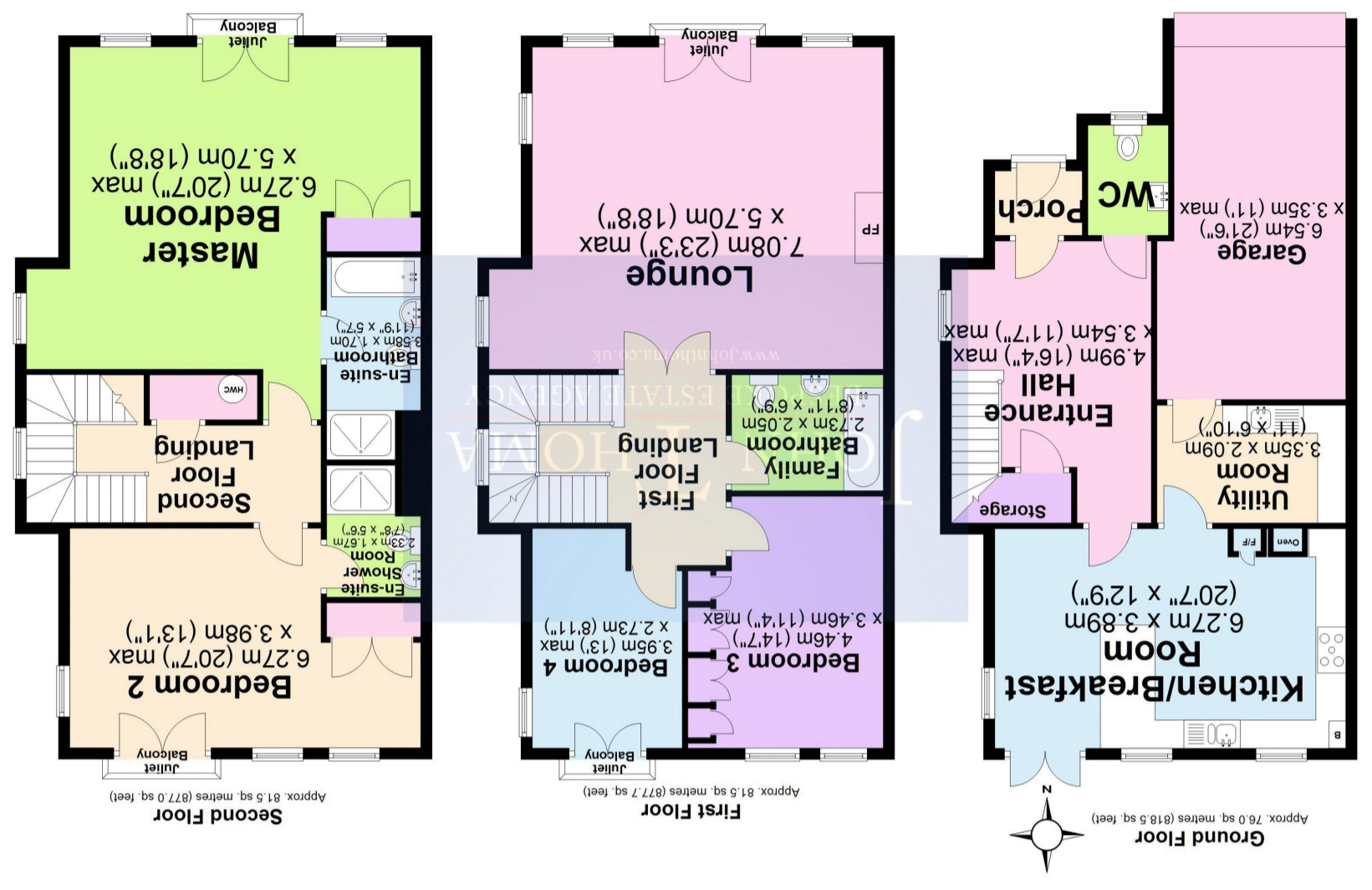


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property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

Score	Energy rating	Potential
92+	A	
81-91	B	
69-80	C	77 C
55-68	D	
39-54	E	
21-38	F	
1-20	G	

Total area: approx. 239.1 sq. metres (2573.2 sq. feet)



A chain free spacious and beautifully presented four double bedroom family home
 The property is located in the very sought after gated development of Repton Park
 This amazing family home is over 2,500 square feet in size and set over three floors



On entering this fine property, there is a large porch which steps into a spacious hallway measuring a very generous 16' 4" x 11' 7" in size. This is where you will find the guest cloakroom and a large storage cupboard under the stairs.

The fitted kitchen-breakfast room measures 20' 7" x 12' 9" with windows and French doors to the south-facing rear garden. The fitted kitchen has a gas hob, with an extractor fan and integrated dishwasher. There is ample space for a large dining table within the kitchen/breakfast room.

A separate fitted utility room, which has a door to the integral garage (which measures 21' 6" x 11" in size), is located off the kitchen.

Located off the first-floor landing is the lounge, two bedrooms and a family bathroom. The lounge is of an excellent size, measuring 23' 3" x 18' 8", with windows to the front and side aspects of the property. There is a Juliet balcony with views over the communal landscaped garden square and a feature fireplace with a stone surround.

Bedroom three measures 14' 7" x 11' 4" with bespoke fitted wardrobes and two windows to the rear garden aspect.

Bedroom four measures 13' x 8' 11" with a Juliet balcony and French doors to the rear garden aspect of the property.

The family bathroom measures 8' 11" x 6' 9" and has a modern three-piece suite.

There are two bedrooms located on the second floor and a large storage-airing cupboard on the landing. The master bedroom measures 20' 7" x 18' 8" with a Juliet balcony to the front aspect of the property and en-suite bathroom with a modern four-piece suite.

Bedroom two measures 20' 7" x 13' 1" with a Juliet balcony to the rear aspect of the property and an en-suite shower room.

To the front of the property, there is a paved driveway and access to the large integral garage, which measures 21' 6" x 11" in size.

The private rear garden is south facing with a well-maintained lawn and a paved patio.



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

The Coach House 201 High Road Chigwell Essex IG7 5BJ
020 8340 8833 Local call rate