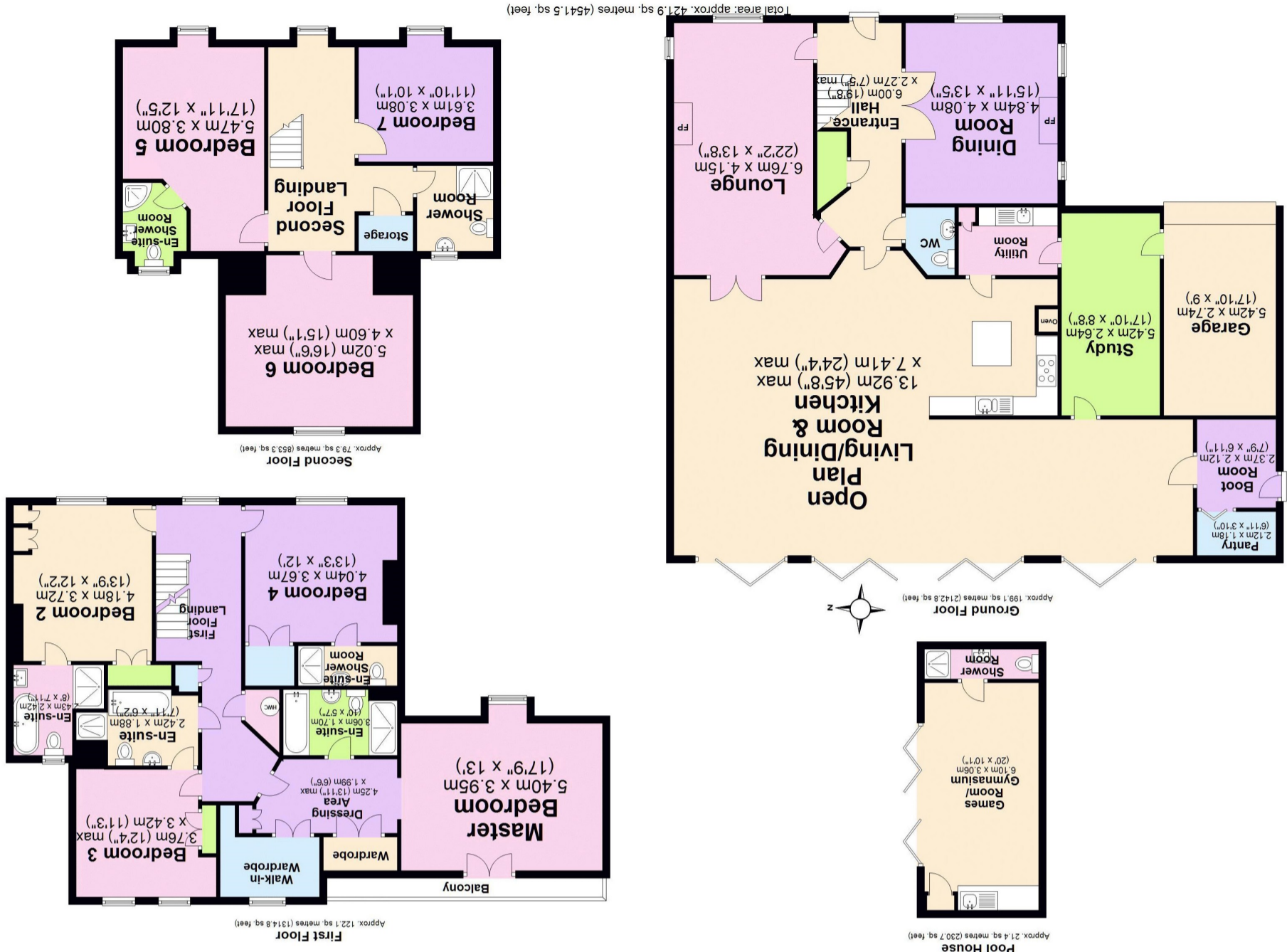


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and where the property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





On entering the property there is a spacious hallway leading to the dining room, lounge, cloakroom and main living space.

There is a truly special open plan living area which measures a huge 45'8" x 24'4" in size with a porcelain floor with underfloor heating. There are bi-folding doors to the private south-west facing rear garden and a projector with a full size 4m x 3m electric cinema screen. There are five high remote controlled high level Velux with fitted blinds which allow an abundance of natural light from the south-east facing aspect.

A section of this space is filled by a beautiful bespoke Charles Yorke fitted kitchen containing a large island and multiple high end integrated appliances with a spacious utility room to the side. A dining area occupies a further portion of this space along with two substantial sitting areas.

A spacious study measures 17'10" x 8'8" in size, with a boot room, a wine room with a plumbed in American fridge-freezer completing this section of the property. The boot room includes an external door to the side of the home.

There are double doors from the entrance hallway into the dining room which includes a feature fireplace and measures an impressive 15'11" x 13'5" in size. The formal lounge measures 22'2" x 13'8" in size and includes a feature fireplace and double doors into the main living area.

The master bedroom is located on the first floor and measures a spacious 17'9" x 13" in size and has the luxury of its own dressing area. The dressing area is large measuring 13'11" x 6'6" with numerous fitted wardrobes along with a walk-in wardrobe and a beautiful en-suite bathroom. This room contains French doors to a balcony which overlook the picturesque grounds of Repton Park.

There are six other double bedrooms. Bedrooms two, three and four contain en-suite bathrooms and fitted wardrobes. Bedroom five has a en-suite shower room and space enough for ample storage cupboards whilst bedrooms six and seven have use of an additional family bathroom on the second floor.

Externally this fine home has a beautiful rear garden which is of low maintenance, a heated twin propulsion swim lanes pool "endless pool" fitted with an electric safety pool cover. A spacious outbuilding which is in immaculate condition and currently being used as a game's room / gym. The outbuilding has the benefit of a shower room and a fully functioning kitchen which allows for it to be used a separate living unit.

To the front of the property there is a drive with parking for multiple cars, two electric car charging points and access to the garage.

Tenure: Freehold
Service Charge: Approximately £2000 per annum
Council Tax Band: H (Redbridge)



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