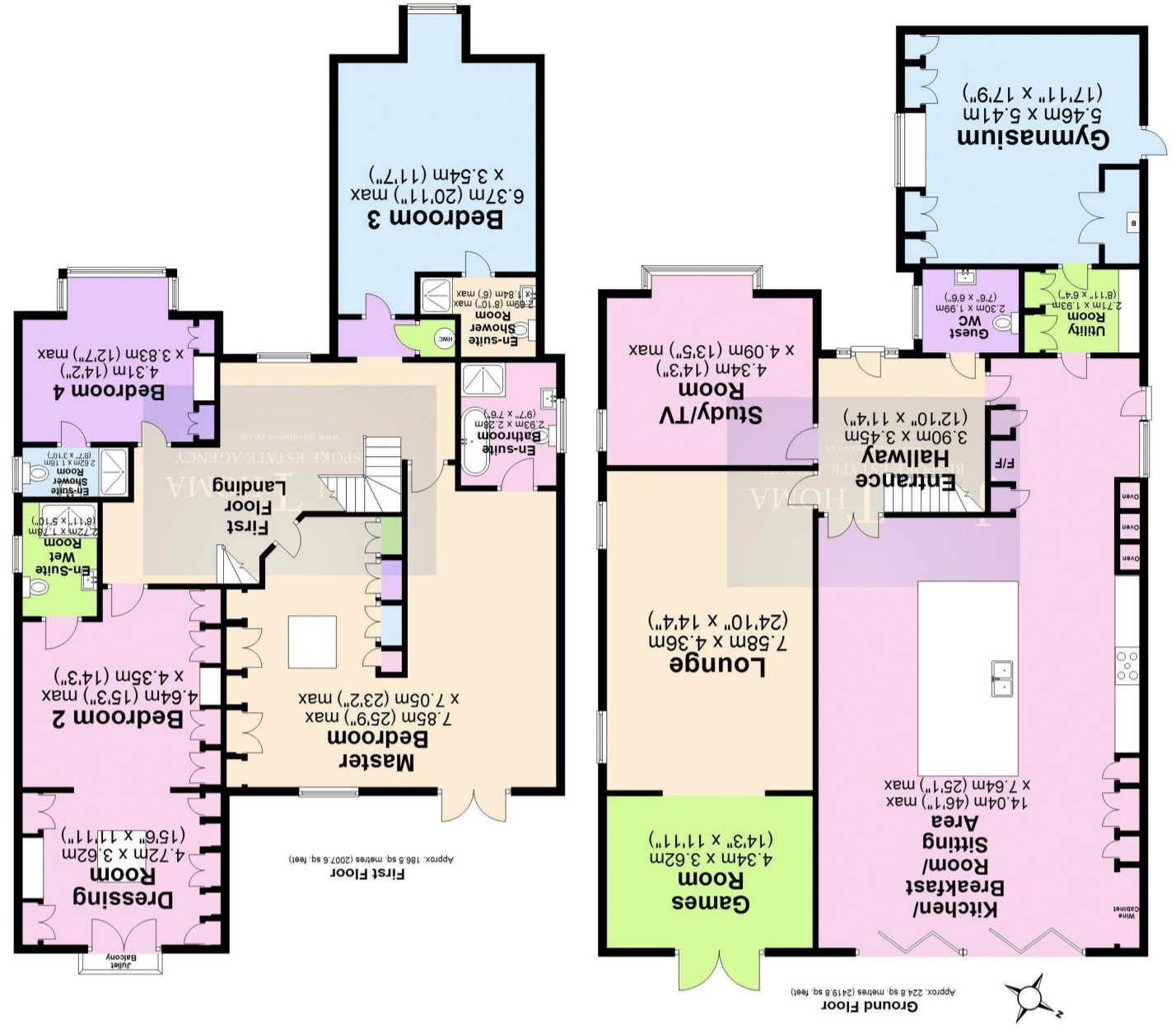
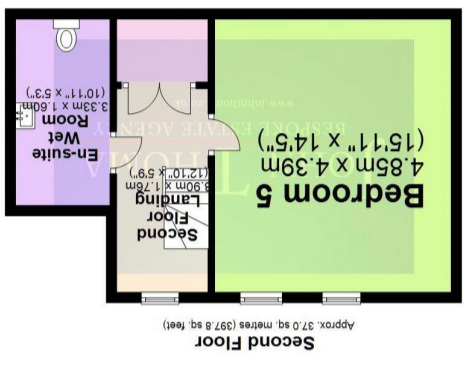


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property 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. 448.3 sq. metres (4825.2 sq. feet)

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

Council Tax Band - H (Epping Forest)





On entering this fine home there is a spacious hallway with two windows to the front aspect and a stylish feature radiator. Wood effect porcelain tiled flooring with gas fired area zoned underfloor heating. This flooring flows through to the kitchen-dining-living area, lounge, games room and utility room.

There is a large guest cloakroom which has been finished to a high standard with a fitted large mirror, hand basin which has a storage unit beneath, a heated towel radiator and a tiled floor finish.

The lounge is of an excellent size measuring 24' 10" x 14' 3" in size, windows to side aspects of the property with bespoke fitted shutters. The games room measures 14' 3" x 11' 11" with French doors to the rear garden and paved patio.

The television room / study is also of a good proportion measuring 14' 3" x 13' 5" with a large window to the front aspect of the property and a window to the side aspect with bespoke fitted shutters.

Open plan: huge bespoke fitted kitchen and dining room measuring 46' 1" x 25' 1" in size with a bespoke fitted kitchen. There is large island / breakfast bar finished with granite work surfaces, this provides additional storage integrated appliances include a siemens five burner hob with extractor, two ovens with grills, plate warming draw, a microwave, a coffee machine, two AEG dishwashers, a Quooker hot tap and a Fisher & Paykel fridge-freezer. There are full width bi-folding doors to the rear garden patio and the garden. There is a stunning roof lantern over the extended area of the kitchen-dining-living area, this provides excellent additional natural lighting.

The utility room is close to the kitchen area, this has fitted storage units, a butler sink and a window to the side aspect. The gymnasium measures 17' 11" x 17' 9" in size with storage units and a door to the garden.

There is a spacious first floor galleried landing of an excellent proportion, with a window to the front aspect with a bespoke fitted shutters and a cupboard housing the hot water cylinder.

The master bedroom is spacious measuring 25' 9" x 23' 2" in size with French doors and windows to the rear garden aspect, these have bespoke fitted shutters. A beautifully finished bespoke fitted dressing room which includes display shelving and a central display-storage unit. The en-suite bathroom has been beautifully finished with a modern four-piece suite and fully tiled. It has a stylish heated towel radiator and underfloor heating.

Bedroom two is of an excellent size measuring 15' 3" x 14' 3" in size with a large opening to the bespoke fitted dressing room which has display storage shelving and a central display-storage unit there is also an en-suite shower room, this has raindrop sprinkler head, a hand held shower flex, a heated towel radiator, the walls and flooring are fully tiled with marble tiles.

Bedroom three is also of a very good size measuring 20' 11" x 11' 7" with a window to the front aspect of the property with bespoke fitted shutters and a modern en-suite shower room which is fully tiled with a heated towel radiator. The en-suite has a fitted mirror with led lighting, a hand basin with storage and an obscure glass window.

Bedroom four is also a well-proportioned double in size with a window to the front aspect with a bespoke fitted shutter, fitted wardrobes which also includes a dressing table. There is an en-suite shower with a raindrop sprinkler head, a hand held shower flex, a hand basin with a storage unit beneath, a heated towel radiator, the walls and flooring are fully tiled with an obscure window to the side aspect of the property.

On the second floor landing has a large storage cupboard and a modern en-suite wet room to bedroom five. Bedroom five is a decent sized double measuring 15' 11" x 14' 5" with Velux windows to the rear aspect, both have bespoke fitted shutters. There are bespoke fitted wardrobes with ample storage space.

Externally the private landscaped rear garden measures approximately 100' x 55' and of an easterly aspect with a large paved patio with a barbecue area, a large low maintenance artificial lawn and side access to front drive.

To the front of the property there is spacious paved and gated driveway measuring 55' x 45' with parking for several cars, an electric car charger, there are plants and shrubs to the borders.



John Thoma Bespoke Estate Agency, Chigwell Branch

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