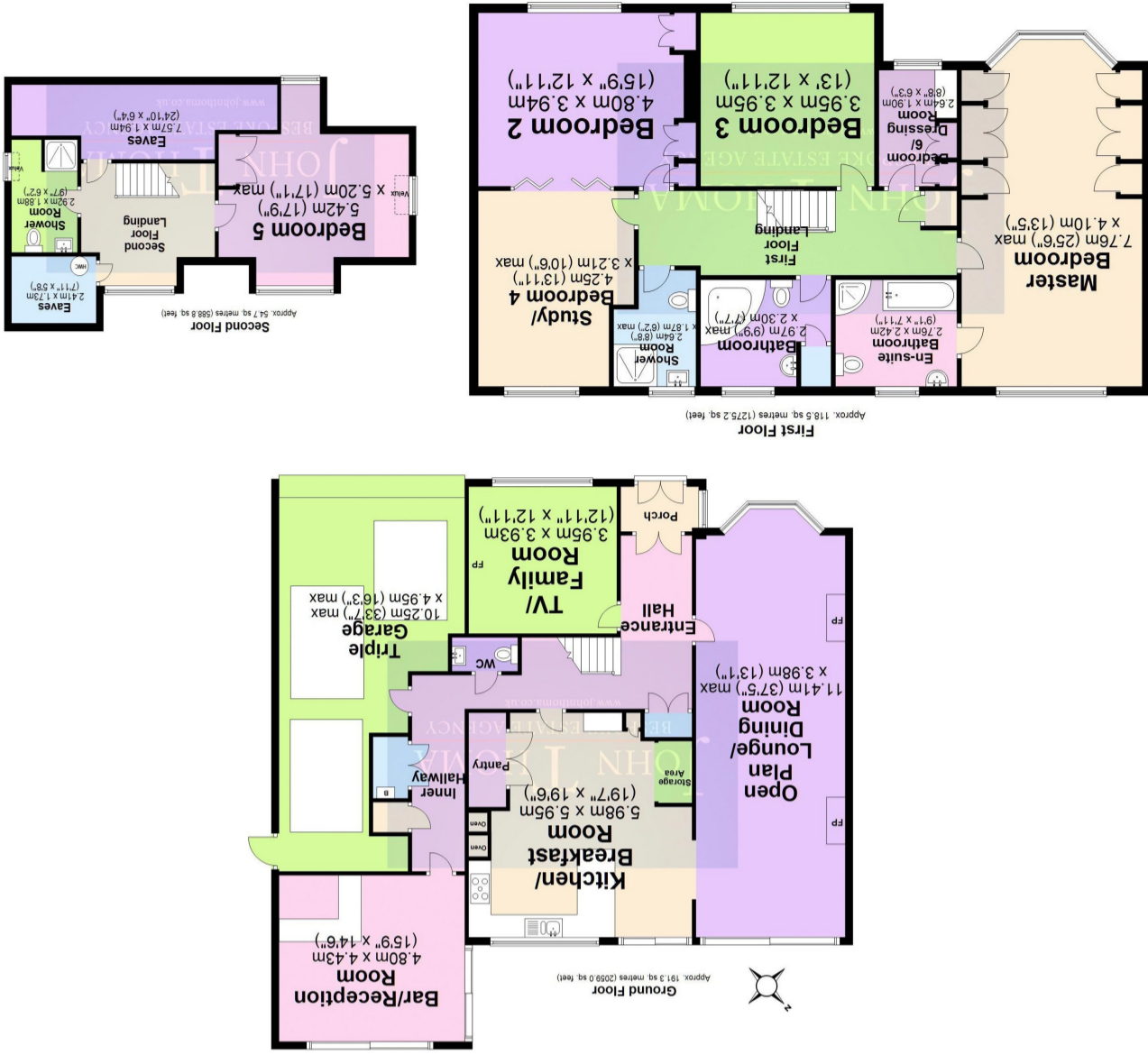


AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may be it regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenures/lease information, fixtures & fittings and where the property 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. 364.5 sq. metres (3923.0 sq. feet)



| | |
|------------------------------|---------------------------------|
| Porch | 13'0" x 12'11" (3.96m x 3.93m) |
| Entrance Hall | |
| TV/ Family room | 12'11" x 12'11" (3.93m x 3.93m) |
| Open Plan Lounge/Dining room | 37'5" x 13'1" (11.40m x 3.98m) |
| Kitchen/ Breakfast room | 19'7" x 19'6" (5.96m x 5.94m) |
| Pantry | |
| Inner Hallway | |
| Bedroom 6/ Dressing room | 8'8" x 6'3" (2.64m x 1.90m) |
| Bar/ Reception room | 15'9" x 14'6" (4.80m x 4.42m) |
| Second Floor Landing | |
| Triple Garage | 33'7" x 16'3" (10.23m x 4.95m) |
| Bedroom 5 | 17'9" x 17'1" (5.41m x 5.20m) |
| WC | |
| First Floor Landing | |
| Master Bedroom | 24'10" x 6'4" (7.56m x 1.93m) |
| En-Suite Bathroom | 25'6" x 13'5" (7.77m x 4.09m) |
| Shower Room | 9'7" x 6'2" (2.92m x 1.88m) |
| Bedroom 2 | 15'9" x 12'11" (4.80m x 3.93m) |



- ◆ A beautifully presented six bedroom detached family home in a very sought-after location and offered chain free
- ◆ This spacious home is a short walk to Chigwell's central line station, excellent schools, restaurants, shops and local amenities
- ◆ The property is set over three floors and over 3900 square feet in size on a large plot of approximately 0.25 of an acre



On entering the property there is a porch to a large hallway with wood flooring in a light oak finish and a coat-shoe cupboard. There is also a guest cloakroom in the entrance hallway with an inner hallway which leads to the triple integral garage and the bar / reception room.

The sitting-television room is of a generous size measuring 12' 11" x 12' 11" with a window to the front aspect of the property with electric blinds and a feature fireplace with an electric fire.

The open plan lounge / dining room is of an excellent proportion measuring 37' 5" x 13' 1" with a bay window to the front aspect of the property with electric blinds and a light oak flooring to the dining area and carpet to the lounge area. There is a practical bespoke fitted electric cocktail cabinet, two feature fireplaces with electric fires and sliding doors to the stunning rear garden.

The fitted kitchen / breakfast room is of a large dimension measuring 19' 7" x 19' 6" with integrated appliances which include two Neff ovens with grills, a steam oven, a microwave, a stoves six burner induction hob with extractor, a waste disposal unit, a whirlpool dishwasher, a Caple tumble dryer and a Hotpoint washing machine. There is a window to the rear garden aspect, sliding doors to the patio with electric blinds, two large sky lights, a large walk-in pantry, a bespoke fitted dresser, a spacious storage area and a tiled floor finish.

The inner hallway has a cupboard with a fridge freezer, an airing cupboard which also houses the boiler and a door to access the triple integral garage. The reception / bar room is of a good size and measures 15' 9" x 14' 6" with two sets of sliding door to the landscaped garden, a wood flooring and a bespoke fitted bar.

The first floor landing is bright and spacious with a storage cupboard. The master bedroom is of a huge proportion measuring 25' 6" x 13' 5" with a bay window to the front aspect of the property and a window to the rear garden aspect. There are bespoke fitted wardrobes and a large en-suite bathroom with a modern four piece suite, the shower has a steam setting with a seat.

Bedroom two is of an excellent size measuring 15' 9" x 12' 11" with a window to the front aspect of the property and bespoke fitted wardrobes. Bedroom three is a well-proportioned double with a window to the front aspect of the property and measures 13' x 12' 11".

Bedroom four is a great double in size with a window to the rear garden aspect and measures 13' 11" x 10' 6". Bedroom six / dressing room has bespoke fitted wardrobes, a fitted dressing table and a window to the front aspect of the property. There is a modern family bathroom which has a corner bath. There is also a separate modern family shower room.

The second floor landing is a considerable size with a window to the rear garden aspect with amazing views over the metropolitan police grounds, there is excellent storage to the eaves spaces.

Bedroom five is a spacious room measuring 17' 9" x 17' 1" with bespoke fitted wardrobes, a large window with stunning rear aspect views, a window to the front aspect of the property and a Velux window with a fitted blind. There is also a modern shower room with a Velux window.

Externally, the private rear garden is beautifully landscaped with a large paved patio finished in Indian sandstone, with a well maintained lawn, a fantastic variety of plants, shrubs, trees and including a pear tree to the borders. There is a pergola and a summer house. The rear garden also backs the Metropolitan Police grounds and there is gate to access to the grounds, there is also a side gate to the front of the property.

To the front there is a block paved carriage driveway with space to park numerous cars and access to the integral triple garage.



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