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Total area: approx. 248.4 sq. metres (2673.8 sq. feet)

Council Tax Band: G (Redbridge)
 Service Charge: Approx. £2000 Per Annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	
55-68	D		77 C
39-54	E		
21-38	F		
1-20	G		



A beautifully presented and exceptionally spacious four double bedroom semi-detached family home, set within the highly sought-after Repton Park development. Well positioned on Rosebury Square, the property enjoys access to expansive, impeccably maintained grounds, a Virgin Active health club and spa, and the reassurance of 24-hour gated security.



On entering the property, the hallway is a good size and tiled with hard wearing wood effect flooring. There is also a modern guest cloakroom located in the hall with a large storage cupboard.

The remainder of the ground floor comprises a bespoke fitted kitchen and dining room, a large utility room, a spacious conservatory opening onto the rear garden which benefits from under floor heating, and a generously sized front reception room featuring a bay window and an integral door to the garage.

The bespoke fitted kitchen and dining room measures a generous 14'5" x 16'10" and benefits from an adjoining utility room. Together, they house a range of integrated appliances, including a Miele dishwasher, washer/dryer, and a Neff oven and hob.

The first floor comprises the main lounge, the family bathroom, and bedrooms three and four. The main lounge is finished to an excellent standard, measuring an impressive 14'6" x 28'3", and enjoys the added luxury of a spacious balcony overlooking the rear.

Bedroom three is a well-proportioned double room measuring 13'11" x 11'. Bedroom four is currently arranged as a spacious study, measuring 15'4" x 10', and features an attractive bay window and air conditioning.

The top floor comprises the principal bedroom and bedroom two. The principal bedroom enjoys the exceptional luxury of dual 'his and hers' en-suites and measures an impressive 22'3" x 27'10" at its maximum dimensions. It is finished to a superb standard, featuring underfloor heating with porcelain wood-effect tiles, air conditioning, and bespoke fitted wardrobes.

One en-suite has been newly fitted with a Hansgrohe shower and is in excellent condition, while the other original en-suite is also beautifully maintained. The dressing area offers additional fitted wardrobes and cupboards, providing extensive storage. Bedroom two is generously proportioned, measuring 12' x 16'11", and also benefits from air conditioning. There is also a loft which is boarded.

Externally, the property features an exceptionally well-maintained private rear garden, predominantly laid with artificial lawn. A large patio area sits directly outside the conservatory, with an additional patio space positioned at the rear of the garden. There is generous side access leading to the front of the property, where you will find a driveway providing parking for multiple vehicles.

