

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may 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.

Total area: approx. 296.3 sq. metres (3189.1 sq. feet)



Plot Size	En Suite Shower Room	0.24 Acres	Entrance Hallway	Bedroom Two	Bedroom Three	Lounge	Bedroom Four	Dining Room	Kitchen	Family Bathroom	Reception Room	Garage / Utility Room	First Floor Landing	Outbuilding	Bedroom One	Council Tax Band: G (Epping Forest)						
17' 9" x 15' 2" (5.41m x 4.62m)	13' 1" x 6' 7" (3.98m x 2.01m)	39' 4" x 15' 9" (11.98m x 4.80m)	21' 4" x 19' 8" (6.50m x 5.99m)	6' 3" x 5' 11" (1.90m x 1.80m)	27' 6" x 13' 6" (8.38m x 4.11m)	11' 6" x 6' 7" (3.50m x 2.01m)	18' 2" x 18' 1" (5.53m x 5.51m)	27' 2" x 21' 2" (8.27m x 6.45m)	14' 2" x 8' 11" (4.31m x 2.72m)	18' 3" x 11' 2" (5.56m x 3.40m)	12' 2" x 11' 9" (3.71m x 3.58m)	12' 2" x 11' 9" (3.71m x 3.58m)	12' 2" x 11' 9" (3.71m x 3.58m)	18' 2" x 18' 1" (5.53m x 5.51m)	11' 6" x 6' 7" (3.50m x 2.01m)	27' 6" x 13' 6" (8.38m x 4.11m)	6' 3" x 5' 11" (1.90m x 1.80m)	21' 4" x 19' 8" (6.50m x 5.99m)	39' 4" x 15' 9" (11.98m x 4.80m)	16' 5" x 6' 1" (5.00m x 1.85m)	13' 1" x 6' 7" (3.98m x 2.01m)	17' 9" x 15' 2" (5.41m x 4.62m)



- ◆ A SPACIOUS & SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME
- ◆ MEASURING OVER 3,180 SQUARE FEET THROUGHOUT ON A PLOT SIZE OF 0.24 ACRES
- ◆ THE PROPERTY FEATURES A WRAP-AROUND GARDEN, WITH A SUMMER HOUSE, A WORKSHOP / STORAGE UNIT, AND A HUGE DRIVEWAY FOR MULTIPLE VEHICLES



The house is approached through secure remote gates.

The ground floor accommodation offers a large entrance hallway that grants access to a ground floor guest cloakroom wc.

The lounge measures an impressive (27' 10" x 20' 11") which forms an "I" shape, it offers dual aspect windows, there is an attractive log burner fireplace and there are rear aspect French doors that open out to the rear garden.

The dining room is accessible from the lounge, it measures (18' 1" x 11' 9") and offers another decorative fireplace. There is an open archway that leads through to a (11' 3" x 6' 3") reception hall / study area.

The (27' 5" x 13' 6") kitchen / breakfast room has been finished to a high standard and is contemporary in design, it incorporates a vast selection of base and wall mounted units, there are stonework surfaces, a butler style sink and there are integrated appliances.

There is a very large formal reception situated just beyond the kitchen that extends to (21' 4" x 19' 6") in size. There are dual aspect windows and there are French doors that open to the garden area.

To the first floor, there is a large landing space, there are four very good-sized bedrooms, a spacious family bathroom and an en suite shower room to the primary bedroom.

Bedroom one measures (14' 8" x 13' 3") in size, it includes a good-sized en suite shower room and there are built in wardrobes and a storage cupboard.

Bedroom two measures (18' 4" x 11' 3"), the room is naturally bright benefitting from windows to three aspects.

Bedroom three is (12' 2" x 11' 9") and features fitted wardrobes.

The fourth bedroom measures (11' 9" x 6' 3").

Three of the four bedrooms are serviced by a three-piece family bathroom.

Externally, the property features a wrap-around garden, with various patio areas, a lawn, a summer house, a workshop / storage unit, and a huge driveway with space to accommodate multiple vehicles.

In addition, there is a large (39' 4" x 15' 9") garage.



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