



P R I M E   R E S I D E N T I A L

P R E S E N T S

Bury Road, London







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Set within substantial beautiful grounds, Knoll House is large traditional family character residence backing West Essex Golf course. The internal accommodation is arranged over two floors with the ground floor comprising of entrance porch, grand entrance hall with central fireplace, spacious formal reception room and formal dining room both with French patio doors opening out on to the rear garden patio, family TV room, study, kitchen / breakfast room with central island and internal door to large double garage, downstairs cloakroom and second staircase leading to a double bedroom and Jack and Jill bathroom. From the grand entrance hall the attractive sweeping staircase leads to the naturally light landing allowing access to master bedroom suite with large en-suite bathroom, four further bedrooms and family bathroom.

Adjacent land planning permission has been granted for one large detached house of 8,654 sq ft (EPF/0560/18). Viewings strictly by appointment only.



With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

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<div>Sqft</div> <div>5400.00 sq ft</div>	<div>Type</div> <div>House - Detached</div>	<div>Style</div> <div>New Home</div>
<div>Bedrooms</div> <div>5</div>	<div>Receptions</div> <div>3</div>	<div>Bathrooms</div> <div>3</div>
<div>Tenure</div> <div>Freehold</div>	<div>Local Authority</div> <div>Epping District Forest Council</div>	<div>Tax Band</div> <div>H</div>











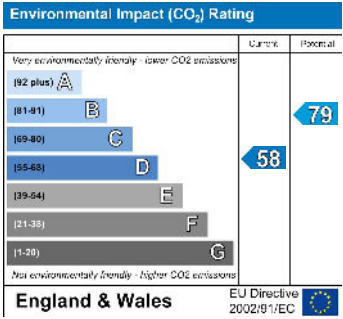
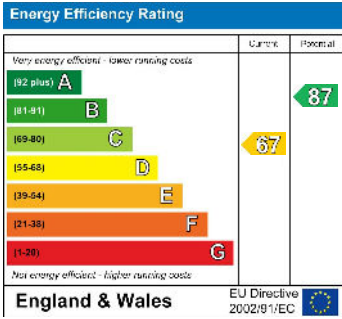
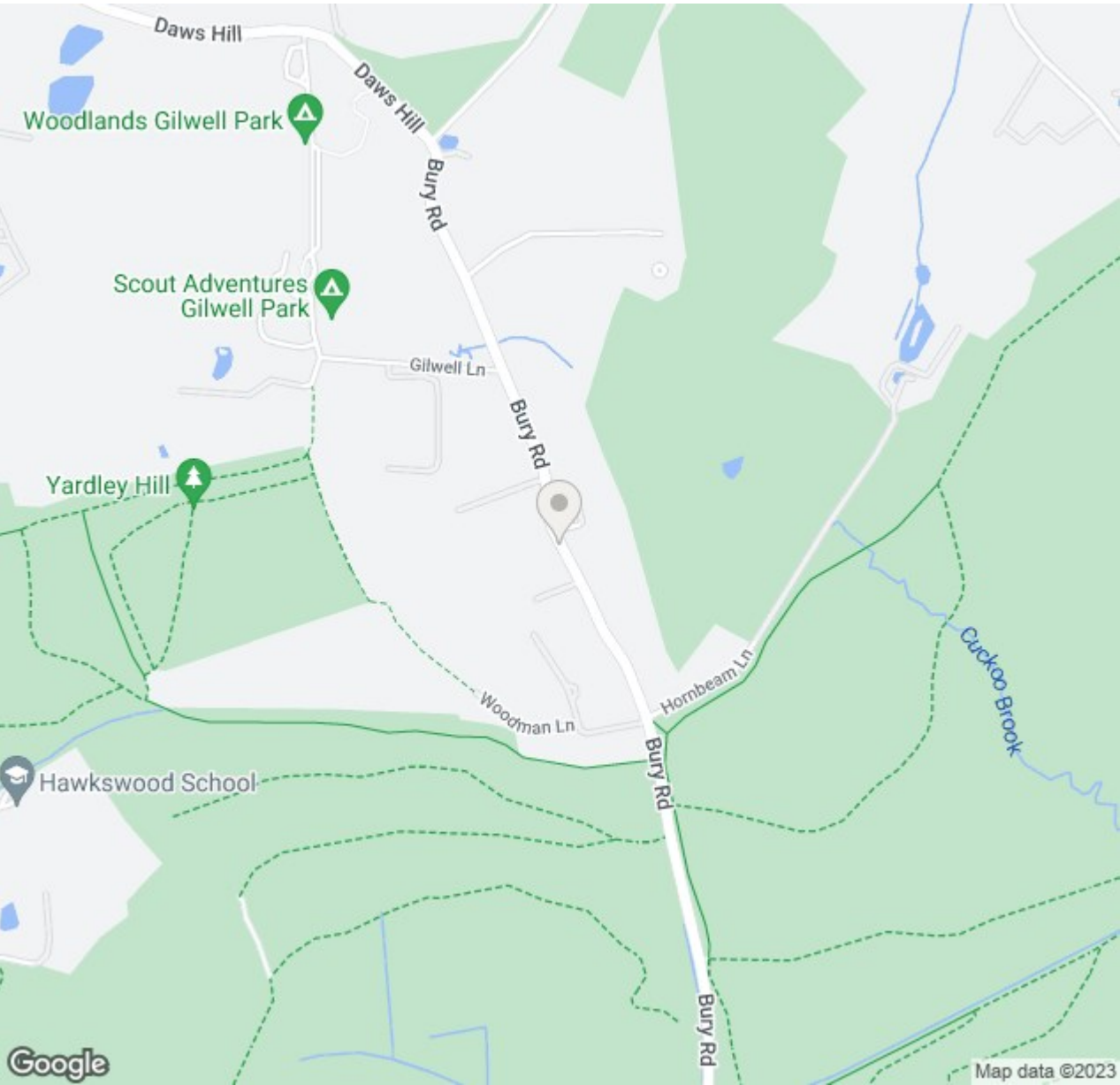








# MAP & EPC









# PLANS



elliott  james

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