



P R I M E R E S I D E N T I A L

P R E S E N T S

Fairfields, Woodman Lane, Chingford



# Fairfields, Woodman Lane, Chingford



Elliott James Prime Residential are delighted to bring to market this beautiful traditional family detached home set in the Hamlet of Sewardstonebury. The property is located on a very peaceful private road and benefits from views of a private paddock and far reaching countryside views. Whilst the current owners enjoy a wonderful peaceful lifestyle it is worth noting that local amenities and Chingford overhead station with its direct links into Liverpool Street are all within close proximity. The whole property is drenched in natural sunlight with the internal accommodation arranged over three floors with the ground floor comprising of bright entrance hall, cloakroom, double doors opening into the magnificent open plan TV area, formal living room and family living room with log burner and patio doors opening onto the rear garden, kitchen with Range and fitted appliances, large dining room and utility room with a second cloakroom.

The upstairs landing with its beautiful coloured glass window give access to master bedroom with exceptionally large en-suite bathroom, double bedroom with walk in dressing room and en-suite shower room, two double bedrooms with en-suite shower rooms, double bedroom and family bathroom. There are two separate staircases leading to the second floor loft rooms which are being used as a home office and storage.

Externally the property sits behind gates which when open give access to the enormous garage which measures 37'8 X 20'9 ft and can comfortably house four large cars. It is worth noting that there is the same storage space above the garage and therefore offers an opportunity to convert the garage into a separate dwelling subject to obtaining the usual planning permission. The property has the most fantastic mature front, side and rear garden which is bursting with colour due to the wide selection of plants, shrubs and planted borders and is complimented by laid to lawn and rear seating patio area.



With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



**Heidi Foster MNAEA**

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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.

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Sqft 4,109 - including garage	Type House - Detached	Style 1950's
Bedrooms 5	Receptions 4	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G



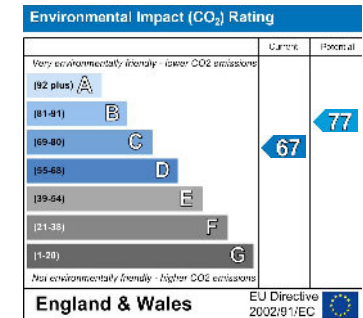
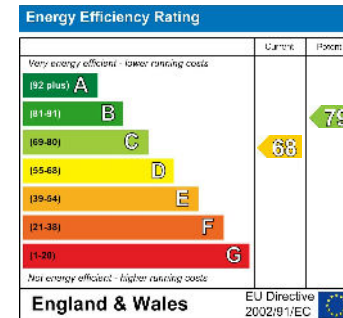
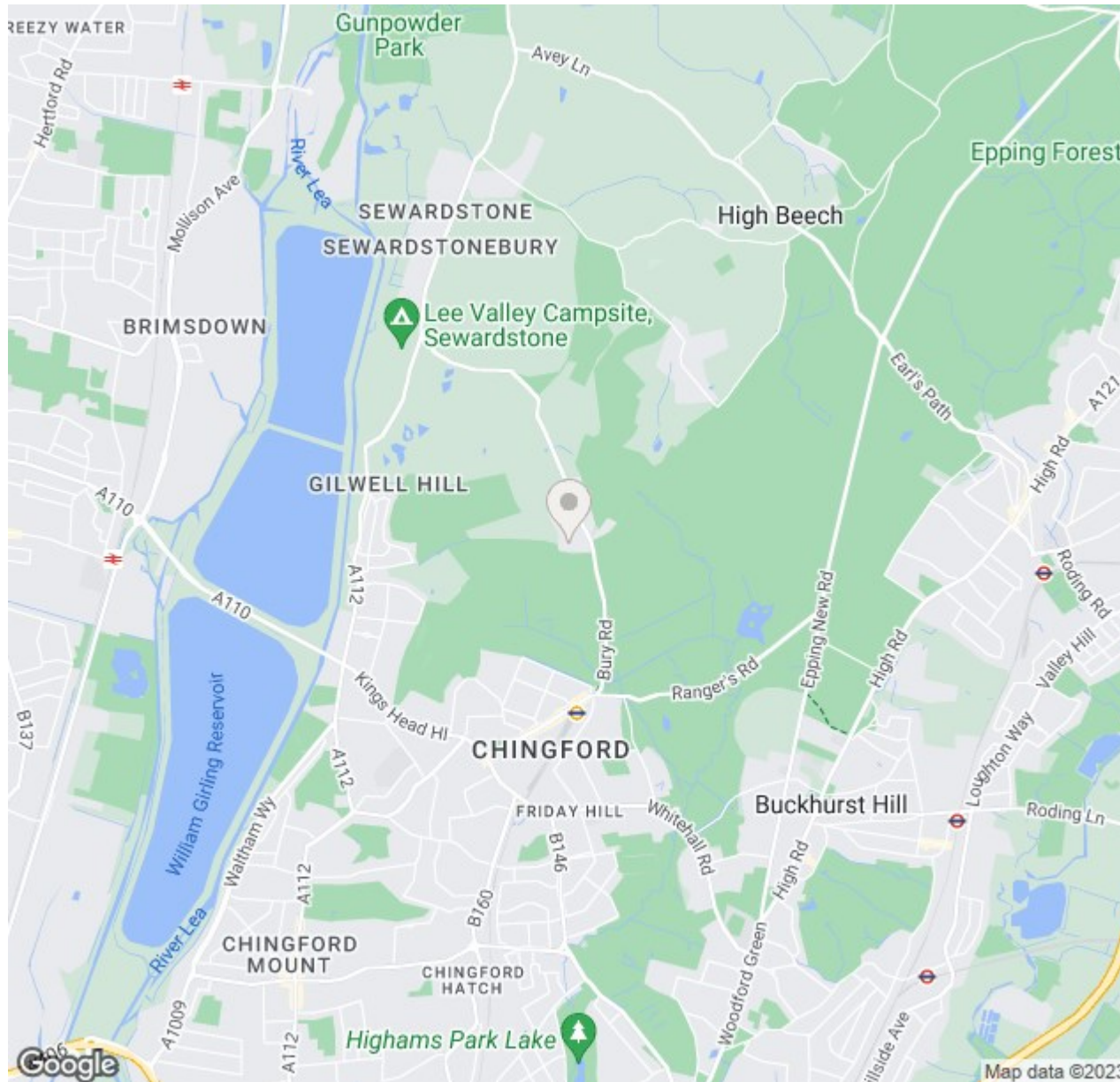








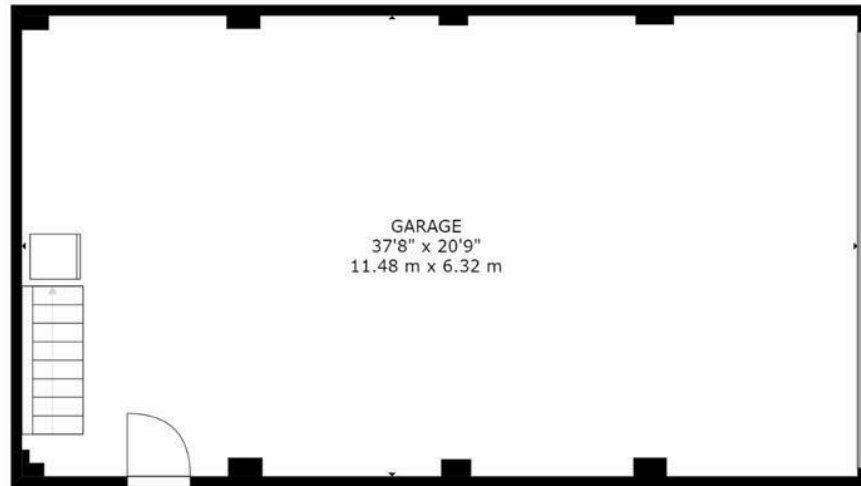
# MAP & EPC



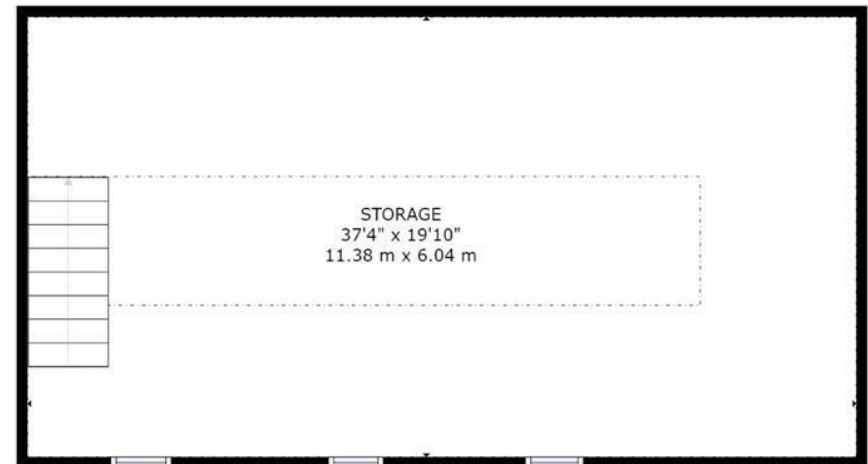
# PLANS



GROSS INTERNAL AREA  
FLOOR 1: 1592 sq ft, 148 m<sup>2</sup>, FLOOR 2: 1550 sq ft, 144 m<sup>2</sup>  
TOTAL: 3142 sq ft, 292 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 0 sq ft, 0 m<sup>2</sup>, FLOOR 2: 186 sq ft, 17 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 781 sq ft, 73 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 555 sq ft, 52 m<sup>2</sup>  
 TOTAL: 186 sq ft, 17 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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