

**FOR
SALE**



SYLVAN CLOSE CHAFFORD HUNDRED

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£980,000 (O.I.R.O.)

**5 Bedroom - Executive Detached House (269m² ~ approx. 2,900 sq. ft.)
(No Onward Chain)**

Ground Floor:

Living Room
Conservatory
Utility Room
Fitted Kitchen
Garage
Study / Dining Room
Entrance Hallway
Hallway Toilet Closet

1st Floor

Bedroom 1 + Ensuite
Family Bathroom
Hallway / Landing
Bedroom 2 + Ensuite
Bedroom 3
Bedroom 4

2nd Floor:

Bedroom 5
Hallway / Study
Toilet / HWB
Shower / Steam Room

External: (Front) Off-street parking with spaces for 4-6 cars leading to front double door and garage door.

External: (Garden) Landscaped with patio paving leading to artificial grass lawn to rear patio and log cabin and rear storage with landscaped setting and tall trees to end of garden with no overlooking.

Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

KSM Estate Agents are very proud to present an impressive Executive Large detached five-bedroom house of over 2900 square feet. The house is set in a small but very quiet cul-de-sac with brick and a very modern high-class interior, finished to a very high standard and complete with all floor finishes. The house is set in an enviable position with no overlooking and walking distance to local shops and the beautiful Warren Southgate Chafford Gorges.

Downstairs boasts an amazing and welcoming entrance hall, a large formal lounge with opening to the large conservatory overlooking and leading into a well maintained landscaped large rear garden, currently used as a large study would also be the dining room, downstairs WC / cloakroom, a utility room and a truly one of a kind open plan living space incorporating the living area, next to which is the dining area and the bespoke kitchen all of which have been carefully designed for daily living with central centre island breakfast bar / cooking area, a bright and clean space with appliances neatly housed in bespoke cupboards and drawers. Fully fitted tiled floor for easy cleaning with heating and high ceilings throughout. The kitchen also leads off to the garden patio area which also boasts an electric awning extending out several metres for additional shelter. The rear garden also boasts a barbeque and additional rear of garden log cabin and behind storage.

On the first floor are four beautifully proportioned bedrooms and a family bathroom with Bedrooms 1 & 2 also benefiting with their own ensembles. Connecting these rooms is the landing with uninterrupted views of the rear garden as well as the front elevation. Some floors are either wooden or tiled or carpeted. Fully fitted carpets throughout the stairs and first floor with the bathrooms being fully fitted with floor coverings.

The major benefit was a large loft extension built under 10 yrs ago which boasts large top landing used also for study area, leading to one side is a fully tiled floor / ceiling toilet and next to it is a steam room / shower room. The main 2nd floor bedroom has a oval shaped ceiling with shadow gap lighting and Velux windows with beautiful finishes throughout. The loft 2nd floor bedroom and rooms have been built to a very high standard.

Zoopla

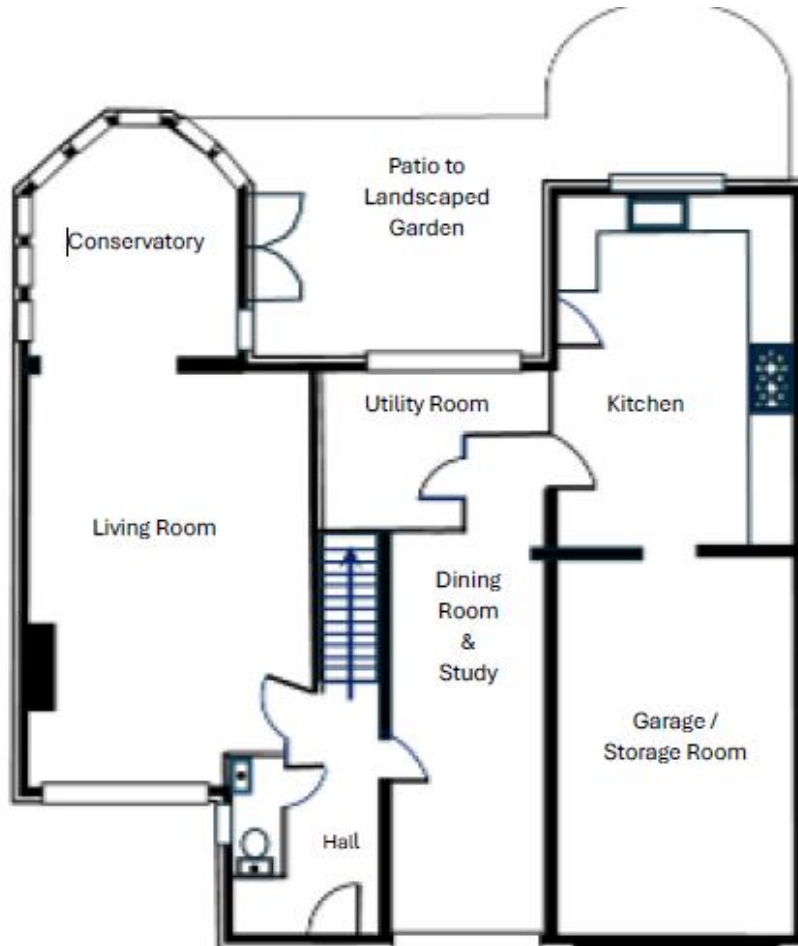
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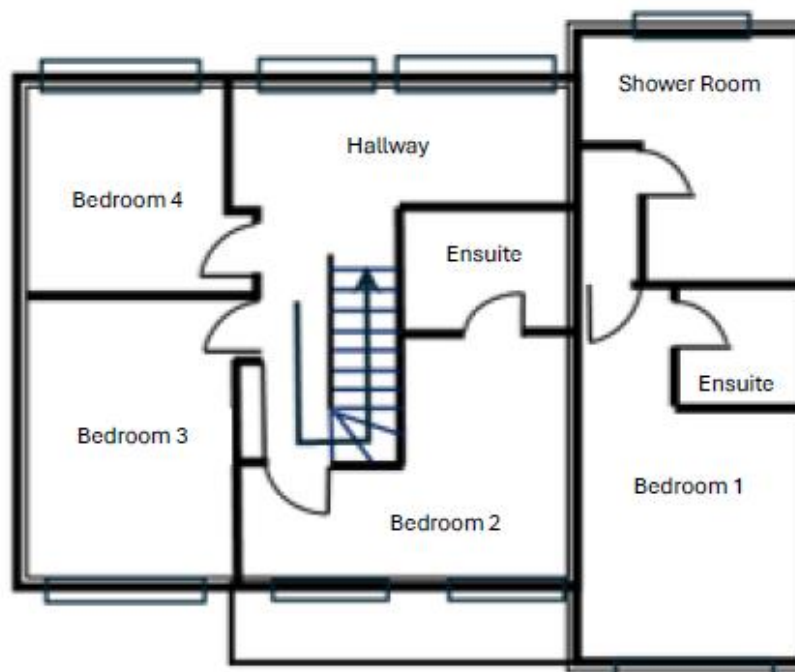
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Ground Floor



Living Room	4.425 x 6.65	(30m ²)
Conservatory	4.3 x 3.75	(16m ²)
Utility Room	2.1 x 2.5 / 1.2 x 0.9	(21m ²)
Kitchen	3.3 x 6.4	(15m ²)
Garage	3.4 x 6.4	(22m ²)
Study / Dining Room	6.135x2.4/1.7x0.9	(16m ²)
Hall	1.3 x 3.7 / 0.8 x 0.9	(6m ²)
Ground Flr Toilet	1.75 x 0.9	(2m ²)
GF: GIA approximately = 128m²		

First Floor



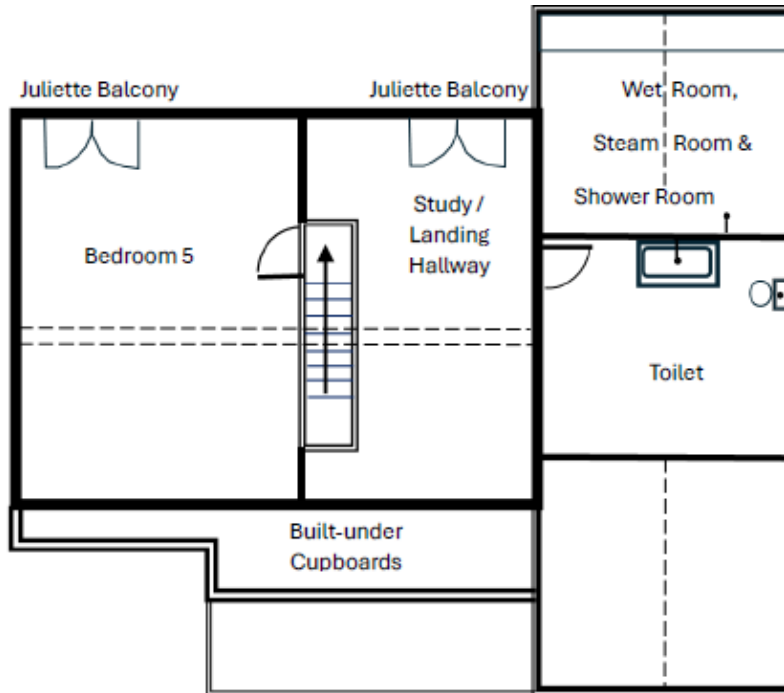
Bedroom 1	4.2 x 3.3 / 2 x 1.4	(17m ²)
Ensuite Bedroom1	1.7 x 1.7	(3m ²)
Shower room	3.9x2.3/1.6x0.9	(10m ²)
Lobby to Bedroom / Shower room	1.0 x 2.0	(2m ²)
Hallway / Landing	5x1.7/1.8x3.4	(15m ²)
Bedroom 2	2.34x4.9/1.5x2.54	(15m ²)
Ensuite	1.9x1.6/1x1	(4m ²)
Bedroom 3	3.8x3.2	(12m ²)
Bedroom 4	3.3x3	(10m ²)
1st Flr: GIA approximately 86m²		



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Second Floor



Bedroom 5 4.3 x 5.6 (24m²)+cupboard
EAVES 4.3X1 (4m²)

Hallway 3.4 x 4.9 (17m²)

Toilet 1.8 x 1.8 (3m²)

Shower / Wet Room / Steam Room

3.3X1.6/1.5X1.4 (7m²)

2nd Flr: GIA approximately = 55m²

GF: GIA approximately = 128m²

1st Flr: GIA approximately = 86m²

2nd Flr: GIA approximately = 55m²

Total Gross Internal Floor Area=
269m² (2900 Sq. Ft.)