



P R I M E   R E S I D E N T I A L

P R E S E N T S

Woodman Lane, London







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**\*AVAILABLE NOW \* SIX BEDROOMS \* PART FURNISHED \***

**\* NEWLY REFURBISHED \*** Elliott James Prime Residential are delighted to welcome to the rental market as sole agents this outstanding gated detached large family home set in the heart of Chingford. This property has been decorated and furnished to an extremely high standard throughout. As you walk into the property you immediately feel overwhelmed with space and brightness. The Downstairs area of the house benefits from a wonderful and bright fully fitted kitchen and dining area that can easily seat a large number of people for a dinner party, with bi folding doors leading onto the paved area of the back garden with a fire place and multiple seating. There are three other reception rooms leading off of the kitchen which are all wonderfully sized. Other benefits to the downstairs of the house are an indoor swimming pool, gym area, an annex, study and downstairs WC. Upstairs of this wonderful home are five double bedrooms with three en suite bathrooms, and two family bathrooms. The master bedroom has the added benefit of a walk in wardrobe, en-suite and a large balcony. Within the acreage of this property there are three outhouses, one of these being a fully working bar with indoor and outdoor seating a WC and kitchen area, the second being a cinema room fitted with cinema style chairs and large screen and the third being a large area to relax. There is a full sized tennis court that has flood lights so this can also be used at night. A huge benefit to the front of the house is the double garage. Security is a big feature with an ANPR camera, laser alarm system and gated. This property is available in June and it would be our pleasure to take you to view.



I am pleased to be part of this professional organisation which is progressive and forward thinking and matches my personal work ethic. The lettings industry has been my passion for the last 10 years and I have built fantastic working relationships with my clients. Having grown up in the area I am able to share my local expertise and knowledge.



**Annabel Kabel**

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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 sq ftN/A	Type House - Detached	Style New Home
Bedrooms 5	Receptions 3	Bathrooms 5
Tenure N/A	Local Authority Waltham Forest	Tax Band

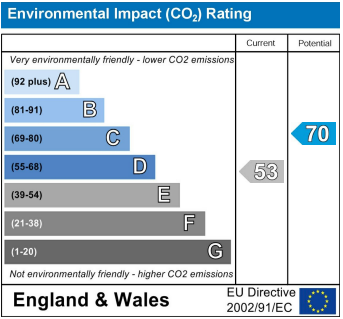
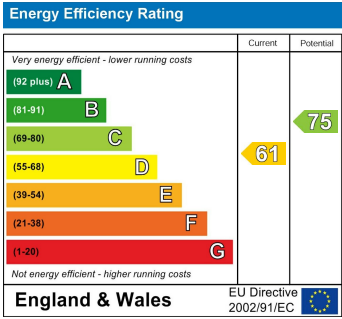
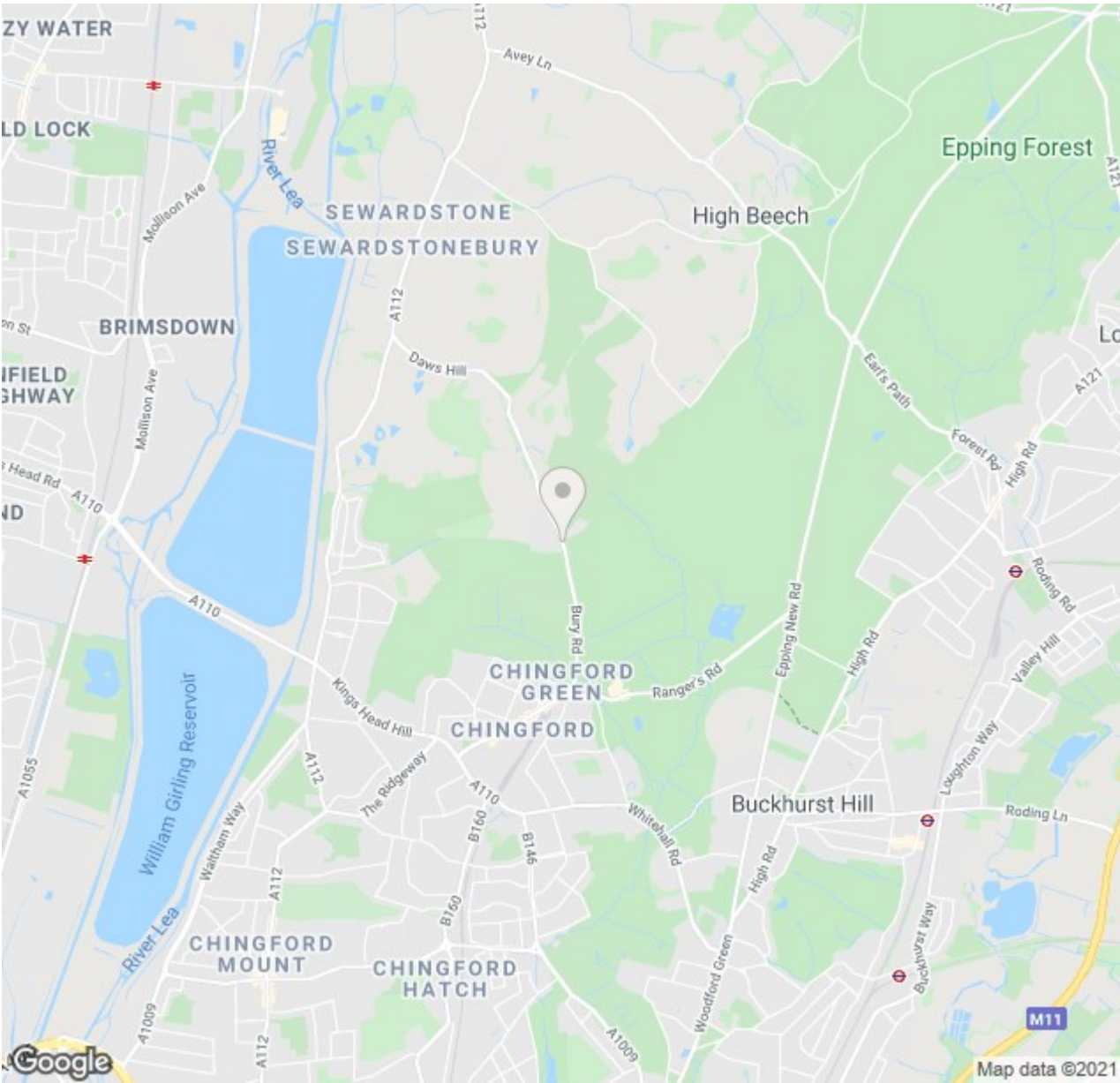








# MAP & EPC



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