



**LAWLOR<sup>s</sup>**  
ELITE HOMES

Hainault Road, Chigwell

To view | 020 8418 1890

## IN BRIEF...

Age: Modern

---

Tenure: Freehold

---

Bedrooms: 6

---

Bathrooms: 4

---

Receptions: 4

---

Area: 6051.3 Sq.ft / 562.2 Sq.m

---

Condition: Comfortably Appointed

---

Outside: Rear Garden Approximately 145ft

---

Parking: Parking For Several Vehicles

---

## NOTEWORTHY...

The property has been the subject of a major extension and renovation project to the exacting standards of the current vendors who have spared no expense in designing this stunning residence to suit the needs of the modern family. The vendors have indicated that the property can be offered chain free and we strongly recommend an immediate internal viewing.

Viewing Strictly By Appointment Only.





## SUMMARY...

An elegant family residence situated in this commanding position. This exceptionally well presented property offers spacious living accommodation on the ground floor - the majority of which has granite flooring with remainder having wooden flooring combined with six bedrooms - three of which are en-suite to the first floor. The master bedroom suite occupies all of the top floor and includes his and her separate walk in wardrobes and luxury ensuite bathroom. Property benefits of this stylish and elegant home include: spacious hall, elegant drawing room, sitting room, dining room, games room, study, kitchen/breakfast room, utility room and cloakroom.

## OUTSIDE...

To the front of the property there are dual electric gates giving access to a substantial block paved driveway with off street parking for numerous vehicles. There is a integral double garage with electric up and over door power and light. Side access to landscaped rear garden which measures 145ft and comprises of patio area to immediate rear with remainder laid to lawn and planted with a wide variety of mature shrubs, plants and trees. To the extreme rear of the property there is a substantial summer house which measures approx 300sq ft and would make an ideal home office that also includes a Kitchen and cloakroom.. The property also boasts an irrigation system in addition to outside lighting and impressive water fountain.

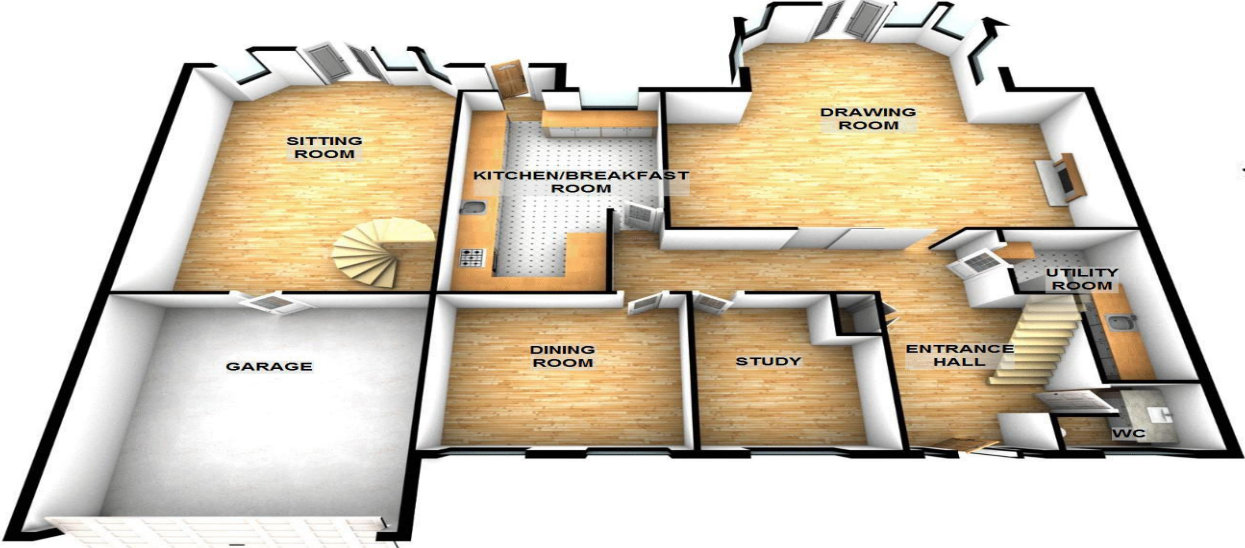




# PLANS...

## GROUND FLOOR

APPROX. 214.5 SQ. METRES (2308.6 SQ. FEET)



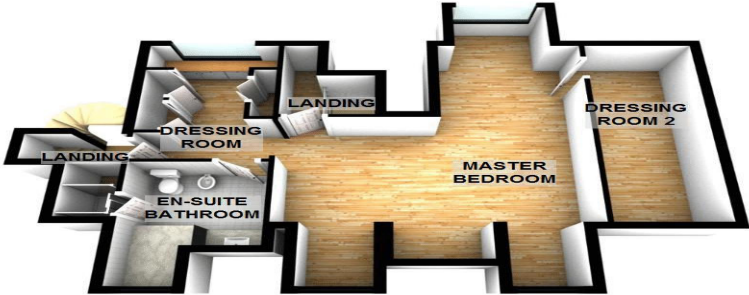
## FIRST FLOOR

APPROX. 170.1 SQ. METRES (1830.7 SQ. FEET)



## SECOND FLOOR

APPROX. 67.5 SQ. METRES (726.7 SQ. FEET)



TOTAL AREA: APPROX. 452.1 SQ. METRES (4866.0 SQ. FEET)

## DIMENSIONS...

Drawing Room	29' 0" Into Bay x 24' 0" 15' (8.84m x 7.32m)
Sitting Room	28' 0" Into Bay x 15' 1" (8.53m x 4.6m)
Dining Room	22' 11" x 0' 12" (7m x 0.3m)
Kitchen/Breakfast Room	22' 6" x 11' 8" 8' 6 (6.86m x 3.56m)
Utility Room	14' 3" x 7' 3" 4' 2 (4.34m x 2.21m)
Guest Cloakroom	6' 9" x 5' 7" 3' 2 (2.06m x 1.7m)
Games Room	18' 9" x 12' 0" 4' (5.72m x 3.66m)
Study	13' 5" x 9' 1" 7' 1 (4.09m x 2.77m)
Master Bedroom	29' 0" Maximum x 18' 0" 9' 3 (8.84m x 5.49m)
En-Suite To Master Bedroom	12' 8" Maximum x 11' 3" (3.86m x 3.43m)
Master Dressing Room	13' 0" x 7' 7" (3.96m x 2.31m)
Master Dressing Room Two	16' 8" x 6' 9" (5.08m x 2.06m)
Bedroom Two	16' 6" x 15' 2" (5.03m x 4.62m)
En-Suite To Bedroom Two	11' 4" x 10' 0" (3.45m x 3.05m)
Bedroom Three	16' 0" x 11' 0" (4.88m x 3.35m)
Bedroom Four	16' 0" x 11' 0" 8' 5 (4.88m x 3.35m)
Bedroom Five	17' 9" x 12' 4" 3' 10 (5.41m x 3.76m)
En-Suite To Bedroom Five	7' 0" x 5' 4" (2.13m x 1.63m)
Bedroom Six	12' 1" x 6' 9" (3.68m x 2.06m)
Main Bathroom	13' 0" x 8' 8" (3.96m x 2.64m)
Garden	145' 0" x 59' 0" (44.2m x 17.98m)
Plot	232' 0" x 59' 0" (70.71m x 17.98m)

CELEBRATING 25 YEARS  
OF SUCCESSFUL BUSINESS



## LOCATION...

**Town Centre:** Brook Parade, Chigwell, Less Than 0.5 Miles

---

**Supermarket:** Waitrose, Approx 1.5 Miles

---

**Sports Centre:** David Lloyd, Chigwell, Approx 1 Mile

---

## SCHOOLS...

Please visit [www.schoolsnet.com](http://www.schoolsnet.com) to locate appropriate schools (Property Postcode: IG7 5DL)

## TRANSPORT...

**Underground Station:** Chigwell Station, Less Than 0.5 Miles

---

**Railway Station:** Chingford Station, Approx 5 Miles

---

**Motorway Junction:** M11 Junction 5, Approx 1 Mile

---

## AREA...

## MORE DETAILS...

EPC: D

**Local Authority:**

Epping Forest District Council

**Council Tax Band:** H

## TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

**Call for your free valuation:**

**020 8418 1890**



# CHIGWELL

# LAWLORS

ELITE HOMES

Elite Homes, 165 High Road, Loughton, IG10 4LF

Sales: 020 8418 1890 elite@lawlors.co.uk www.lawlors.co.uk

AGENTS NOTES: With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electrical installation or any type of appliances which may be included.