



LAWLOR^s
ELITE HOMES

Chigwell Rise, Chigwell

To view | 020 8418 1890

IN BRIEF...

Age & Style: Modern Detached

Tenure: Freehold

Bedrooms: 5

Bathrooms: 4

Receptions: 2

Area: 3047.5 Sqft / 283.1 Sqm

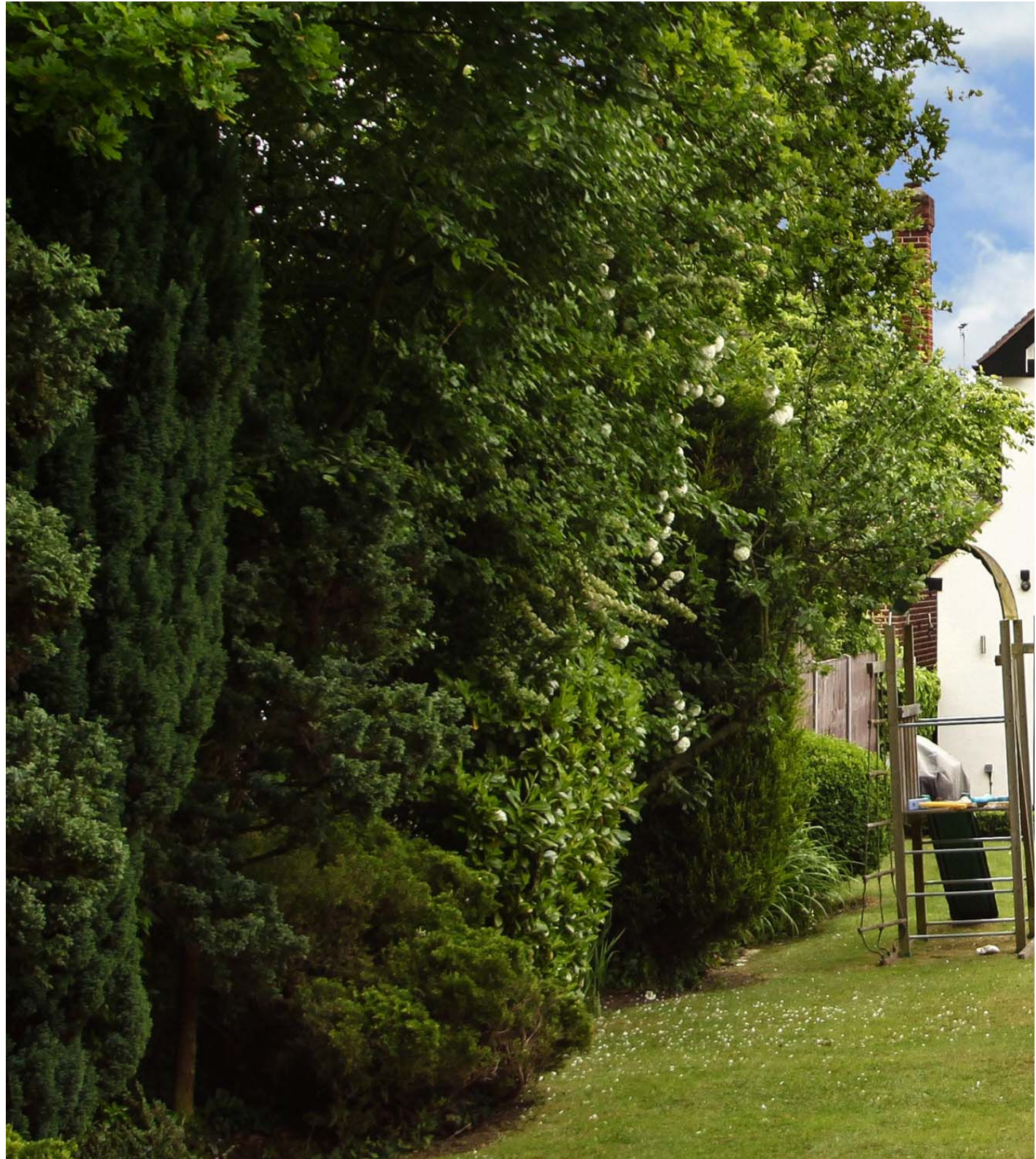
Condition: Well presented

Outside: 150 ft

Parking: Parking For Several Vehicles

NOTEWORTHY...

The property has been designed to an extremely high standard and is drenched in natural light. On the ground floor there is underfloor heating. The bespoke Poggenpohl kitchen offers many additional features including steam oven and additional instant hot tap.





SUMMARY...

Stunning detached family Chigwell residence that has been completely renovated to an extremely high standard by the current owners. Located within walking distance to the station, Chigwell school and local shops the property comprises of spacious entrance hall, cloakroom, bespoke kitchen/breakfast room with patio doors leading onto the rear garden patio, utility room, family TV room, living/dining room with patio doors onto the rear garden patio, access to the internal garage and plant room. The first floor offers master bedroom with dressing room, en-suite bathroom and has been designed with double french doors that allow far reaching views of the secluded garden. There are four further double bedrooms that all offer en-suite facilities.



OUTSIDE...

The 150ft rear garden backs onto the grounds of Chigwell Hall which gives total privacy and the feeling of a semi rural location. The large wide patio area leads onto laid to lawn with a wide variety of mature trees and shrubs. To the front of the property there is a large single garage and ample parking.

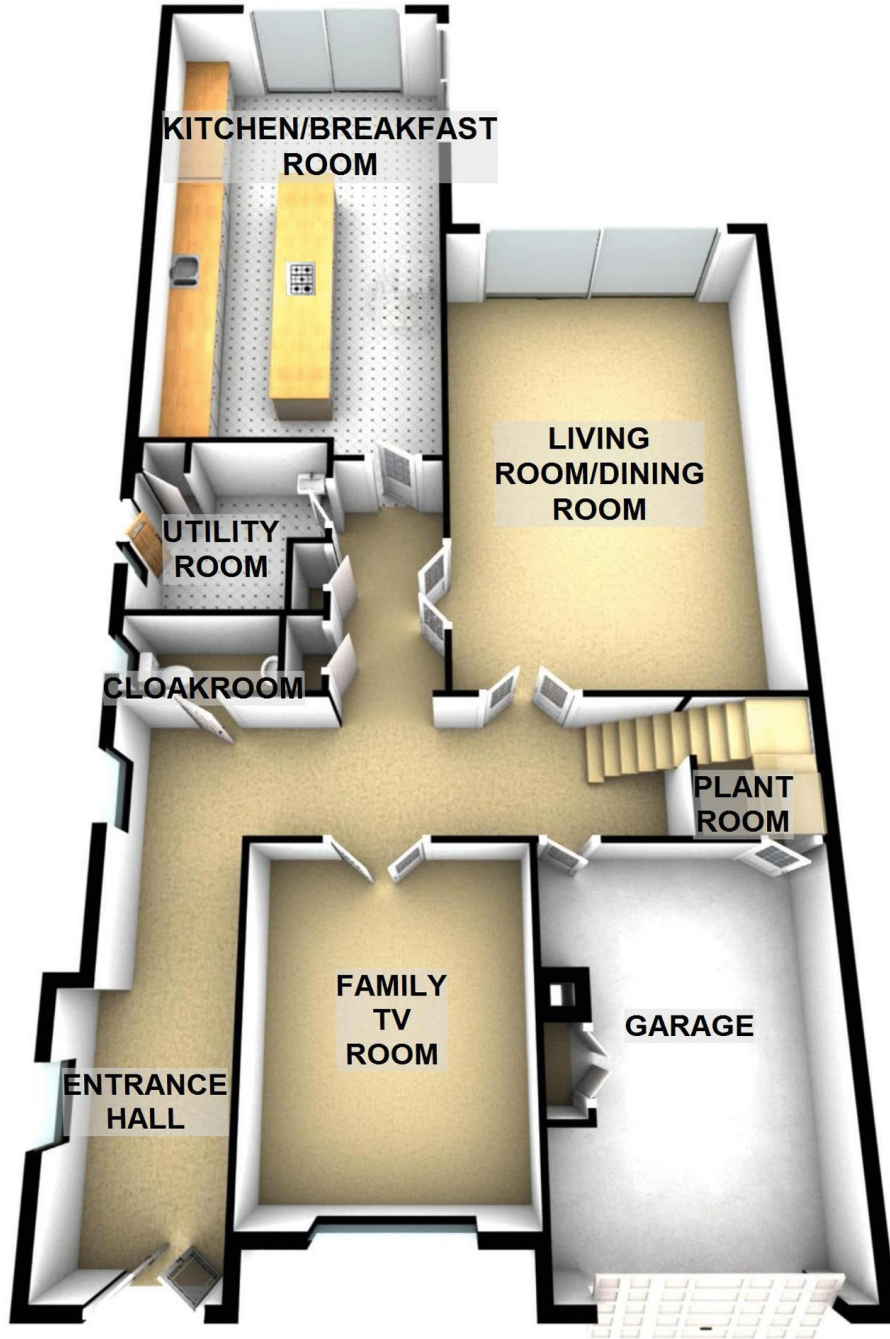




PLANS...

GROUND FLOOR

APPROX. 161.3 SQ. METRES (1735.9 SQ. FEET)



FIRST FLOOR

APPROX. 121.9 SQ. METRES (1311.6 SQ. FEET)



TOTAL AREA: APPROX. 283.1 SQ. METRES (3047.5 SQ. FEET)

DIMENSIONS...

Cloakroom	6' 7" x 3' 7" (2.01m x 1.09m)
Family Room	15' 8" x 11' 10" (4.78m x 3.61m)
Utility Room	8' 11" x 8' 3" (2.72m x 2.51m)
Kitchen/Breakfast Room	27' 10" x 13' 7" (8.48m x 4.14m)
Dining/living Room	25' 10" x 15' 11" (7.87m x 4.85m)
Master Bedroom	16' 1" x 13' 0" (4.9m x 3.96m)
Master Bedroom Dressing Room	12' 2" x 7' 9" (3.71m x 2.36m)
Master Bedroom En-suite	12' 1" x 8' 2" (3.68m x 2.49m)
Bedroom Two	15' 8" x 12' 1" (4.78m x 3.68m)
Bedroom Two En-suite	8' 10" x 4' 10" (2.69m x 1.47m)
Bedroom Three	13' 6" x 11' 10" (4.11m x 3.61m)
Jack and Jill Bathroom	8' 5" x 5' 8" (2.57m x 1.73m)
Bedroom Four	12' 7" x 8' 5" (3.84m x 2.57m)
Bedroom Five	11' 9" x 9' 5" (3.58m x 2.87m)
Bedroom Five En-suite	7' 5" x 3' 7" (2.26m x 1.09m)
Garage	17' 11" x 12' 1" (5.46m x 3.68m)
Plant Room	5' 9" x 4' 11" (1.75m x 1.5m)
Garden	150' 0" x 40' 0" (45.72m x 12.19m)

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LOCATION...

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

Supermarket: Waitrose, Approx 1 Mile

Sports Centre: David Lloyd, Chigwell, Less Than 0.5 Miles

SCHOOLS...

Please visit www.schoolsnet.com to locate appropriate schools (Property Postcode: IG7 6AB)

TRANSPORT...

Underground Station: Chigwell Station, Less Than 0.5 Miles

Railway Station: Chingford Station, More Than 5 Miles

Motorway Junction: M11 Junction 5, Approx 2 Miles

AREA...

MORE DETAILS...

EPC: C

Local Authority:

Epping Forest District Council

Council Tax Band: G

TO AVOID DISAPPOINTMENT...

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CHIGWELL

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ELITE HOMES

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