



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

P R E S E N T S

High Road, Chigwell



elliott E | J james

PRIME RESIDENTIAL

High Road, Chigwell



Elliott James are delighted to offer this magnificent detached five double bedroom executive residence which has been completely renovated to the highest specification by the current owners. The residence is in a prime Chigwell location with Chigwell Golf Club, local amenities and excellent schools within easy reach. Chigwell Station with fast access into Central London is within walking distance from the property. The property also offers fantastic potential to extend further and the potential to add a separate dwelling STPP.

The internal accommodation is arranged over three floors with the ground floor being entered through double doors into a spacious porch leading to further double doors opening into a glorious grand entrance hall. There is a formal reception room with central fireplace and patio doors opening onto the rear garden patio, an amazing large open plan bespoke kitchen with central island unit, Aga and fitted appliances leading to the orangery/ dining area / family room all with Bi-folds opening onto the garden patio with far reaching views over the golf course. The generously proportioned utility room, study and downstairs cloakroom with underfloor heating throughout complete the ground floor.

From the grand entrance hall the bespoke staircase leads to the first floor landing giving access to the principle bedroom with dressing room and en-suite, two double bedrooms both with en-suites and family bathroom. On the second floor there are two further double bedrooms and large bathroom. The 160ft rear garden has uninterrupted views of Chigwell Golf Course and consists of a beautifully manicured lawn, planted borders with garden lighting, separate gymnasium with electricity and large patio area which is ideal for al – fresco dining.

The property is set behind two electric gates with a double carport which has loft space and the 100ft carriage driveway facilitates substantial off- street parking. Viewings are strictly by appointment only.



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
contact@ejpr.co.uk
0208 0165 333



An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

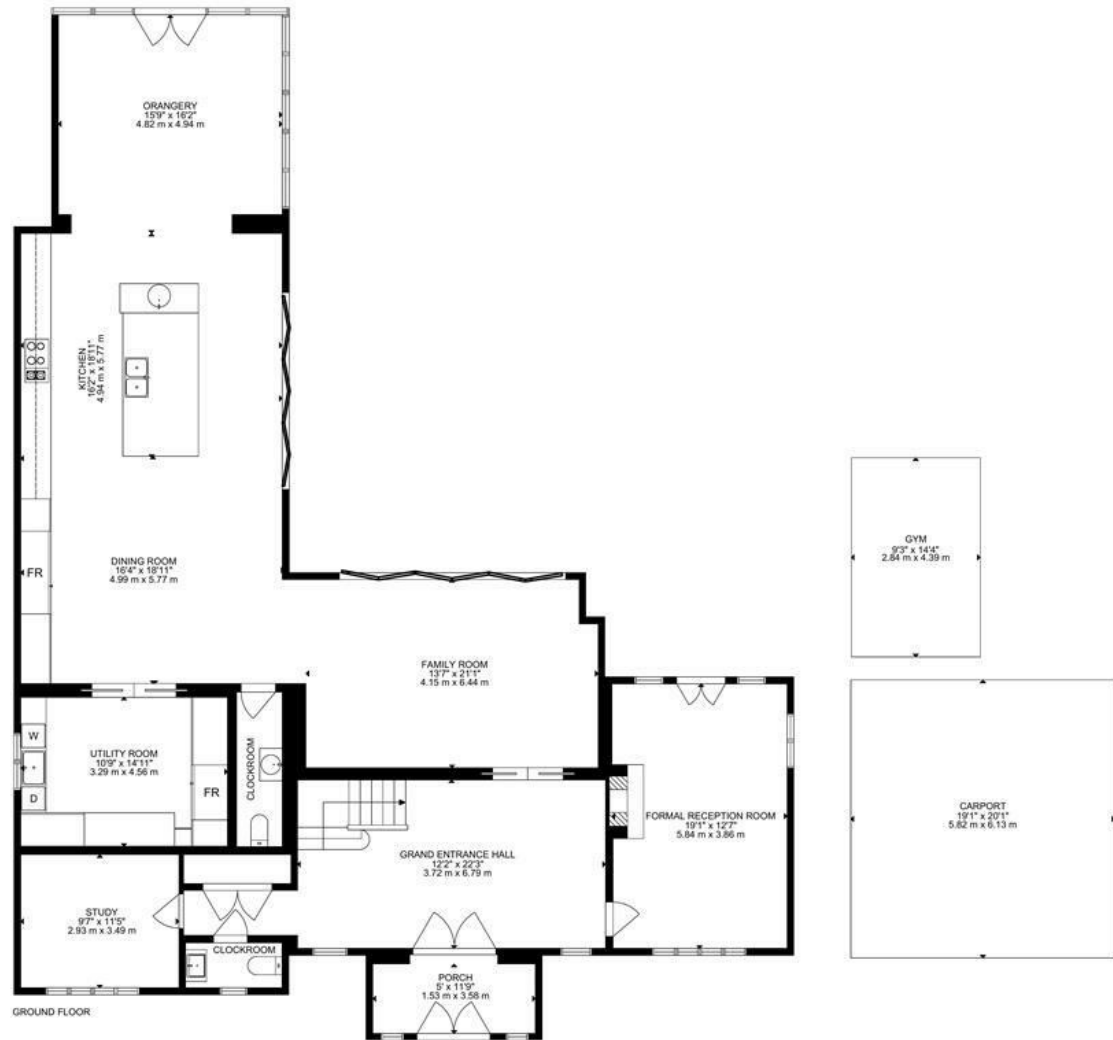
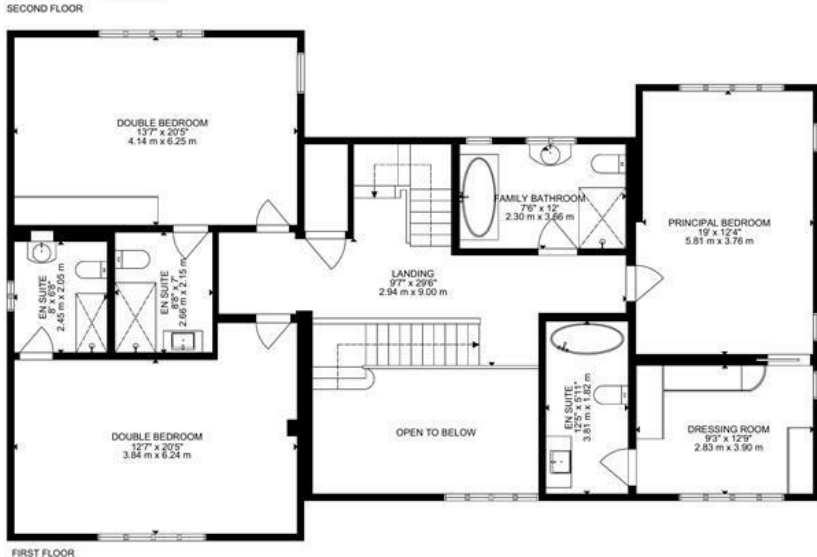
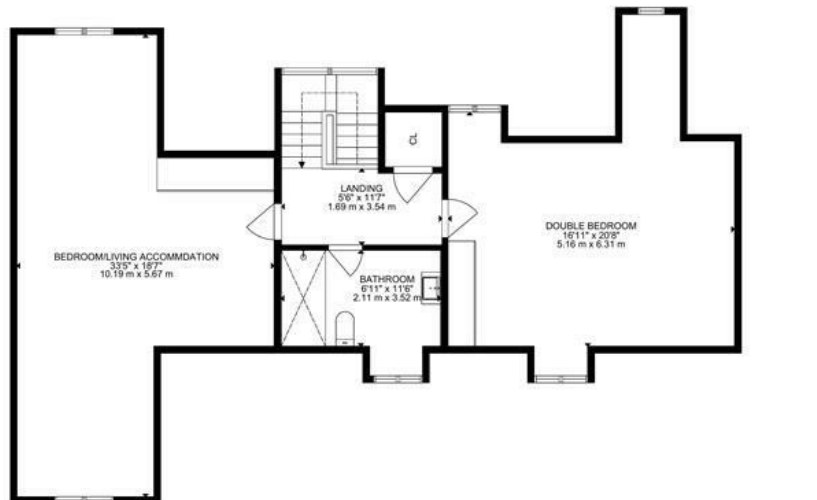
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Sqft 5327.00 sq ft	Type House - Detached	Style Modern
Bedrooms 5	Receptions 3	Bathrooms 5
Tenure Freehold	Local Authority Epping Forest	Tax Band H

PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 2357 SQ FT, 219 m²; FIRST FLOOR: 1819 SQ FT, 169 m²; SECOND FLOOR: 1151 SQ FT, 107 m²
 TOTAL: 5327 SQ FT, 495 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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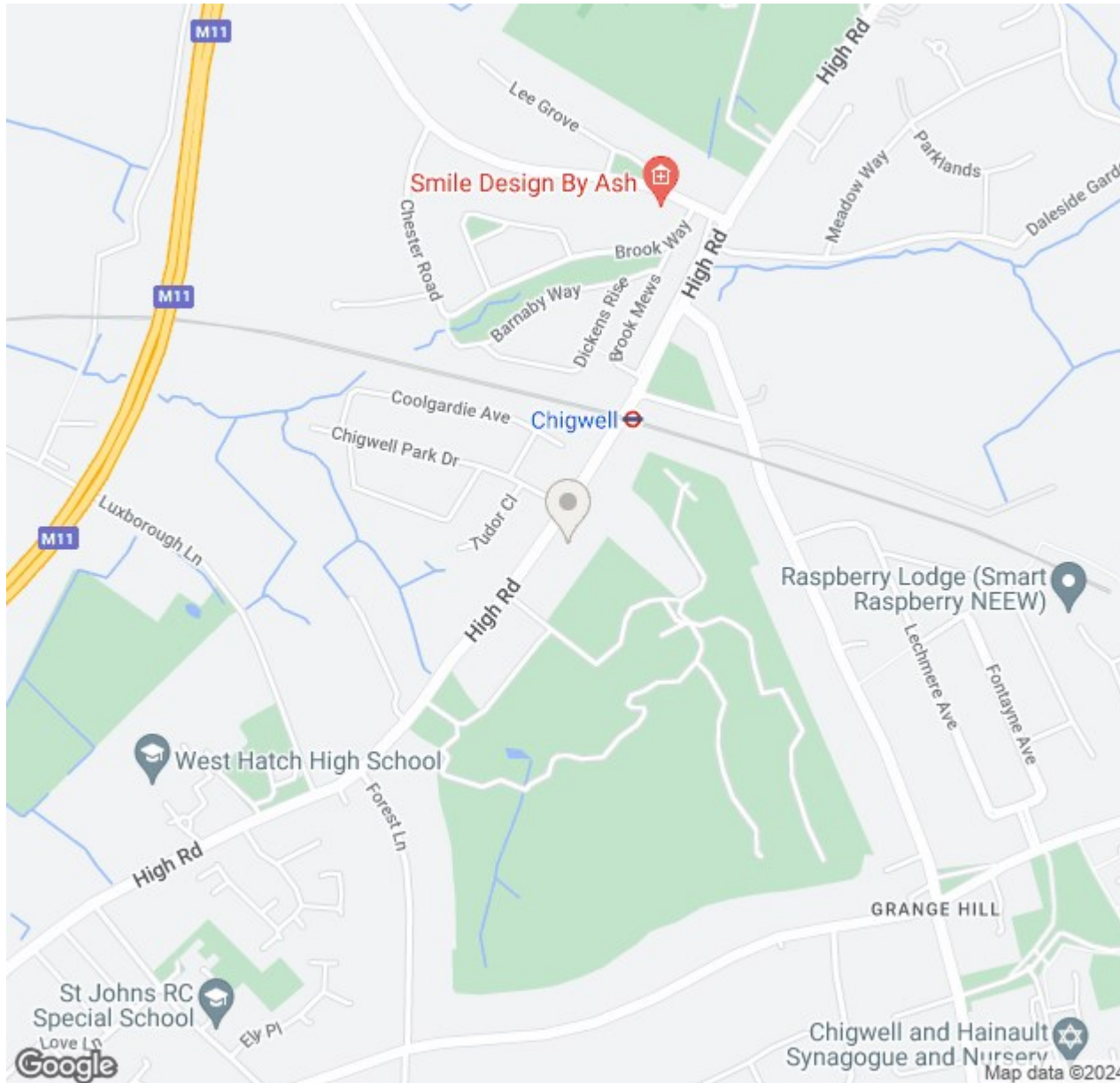
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MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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