



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



Yale

elliott **E | J** james

PRIME RESIDENTIAL

# High Road, Chigwell



Elliott James Prime Residential are delighted to welcome to the market this beautiful four-bedroom, semi-detached property in the heart of Chigwell being offered CHAIN FREE.

This home is situated within walking distance to Chigwell Station and the local amenities. As you walk into the house you are greeted with high quality finishes throughout, as well as windows and doors that let in copious amounts of natural light. The separate living room is spacious and is an ideal relaxation space. As you walk in from the hallway it leads onto a fully fitted, luxury kitchen, dining area, complete with additional utility room and a modern, tucked away downstairs toilet.

The bedrooms are all very generous in size, with one offering en-suite shower rooms. There is also main family bathroom. The garden is a lovely size, with a balance of patio space and grass for entertaining. There is also a driveway at the property that will fit two cars.

Please call us on 0208 0165 333 to view this wonderful CHAIN FREE home.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



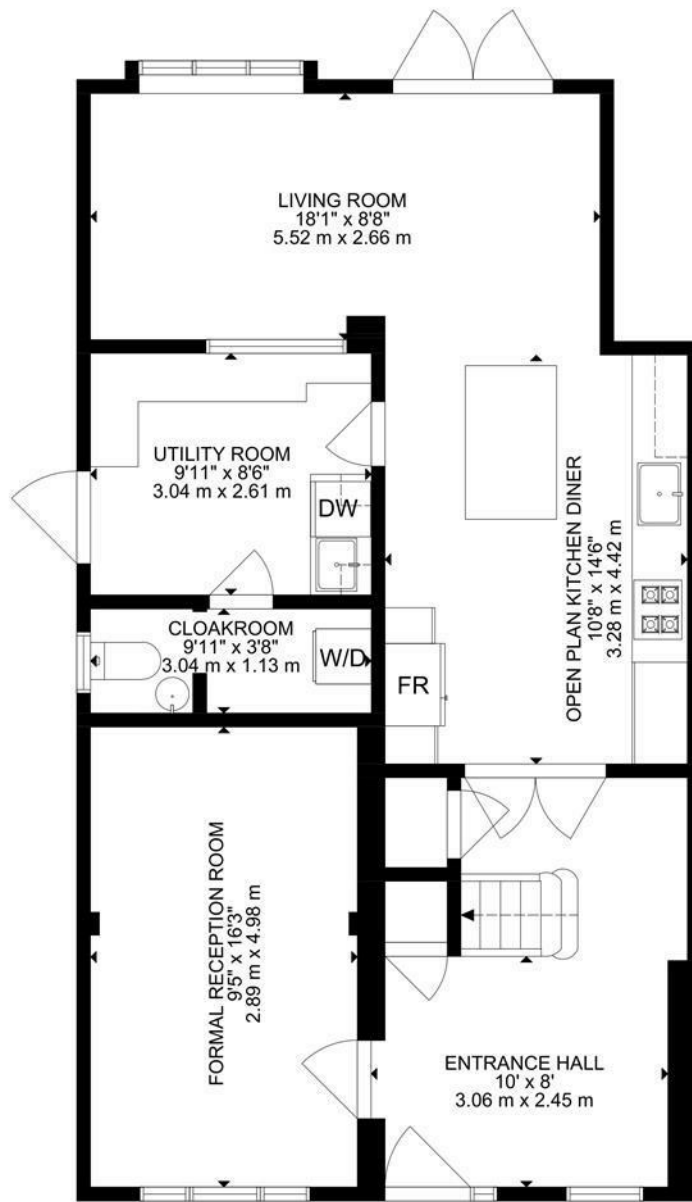
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)  
0208 0165 333

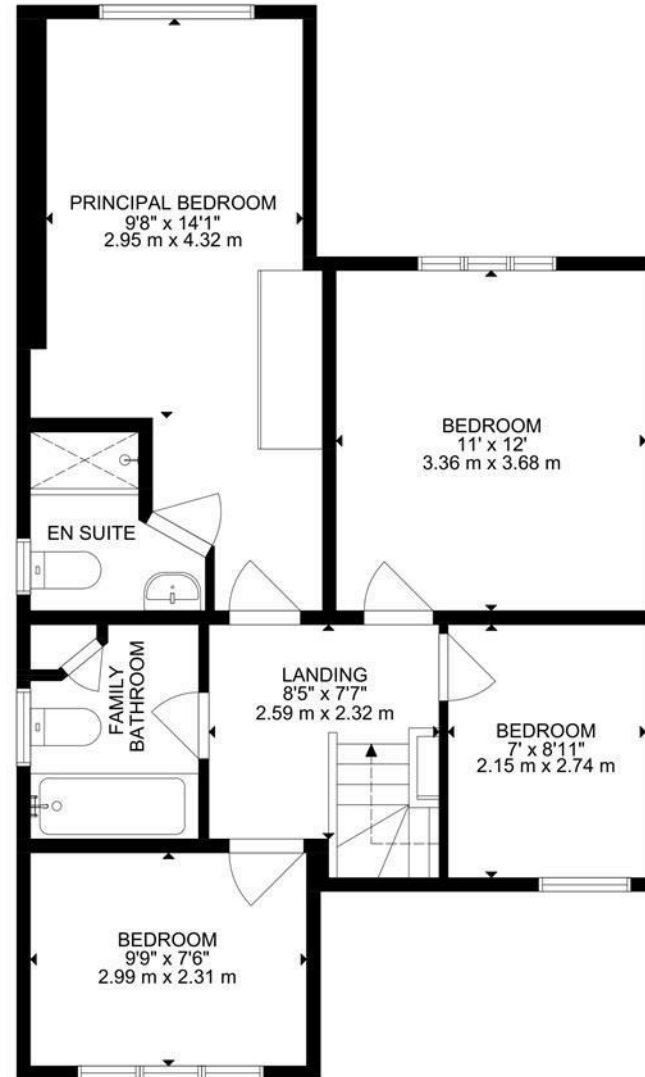
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Sqft 1528.00 sq ft	Type House - Semi-Detached	Style 1920's
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band E

# PLANS

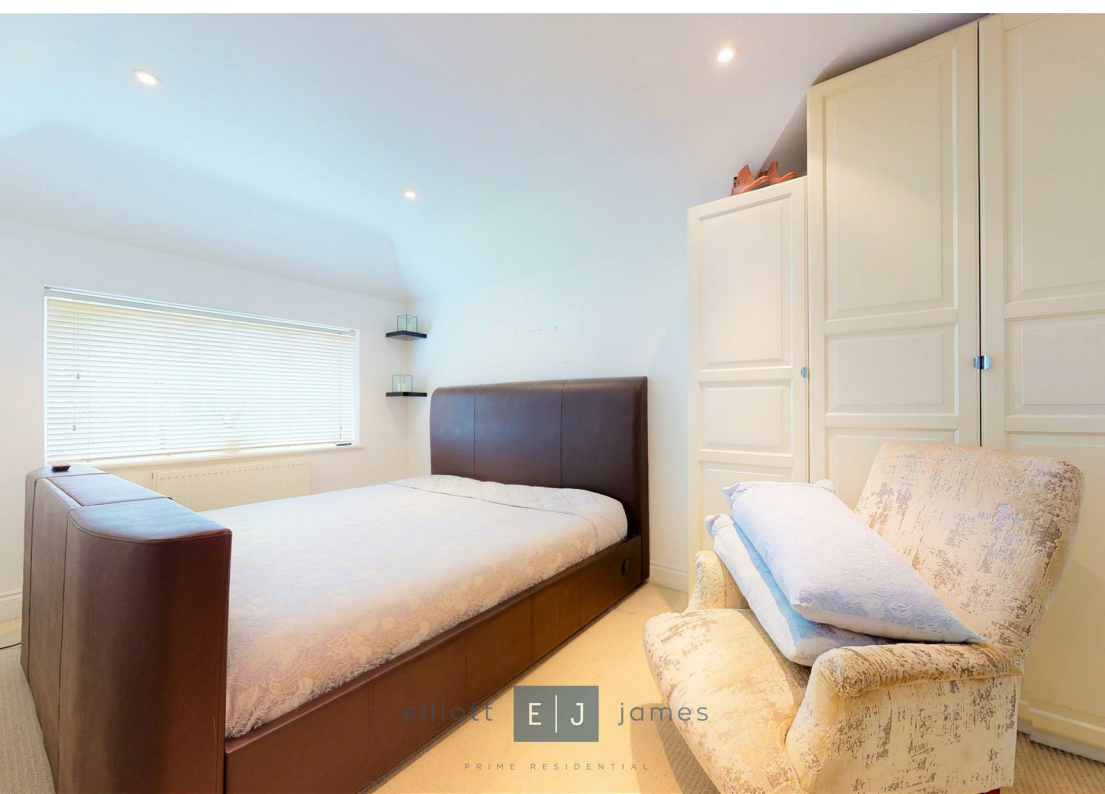


GROUND FLOOR

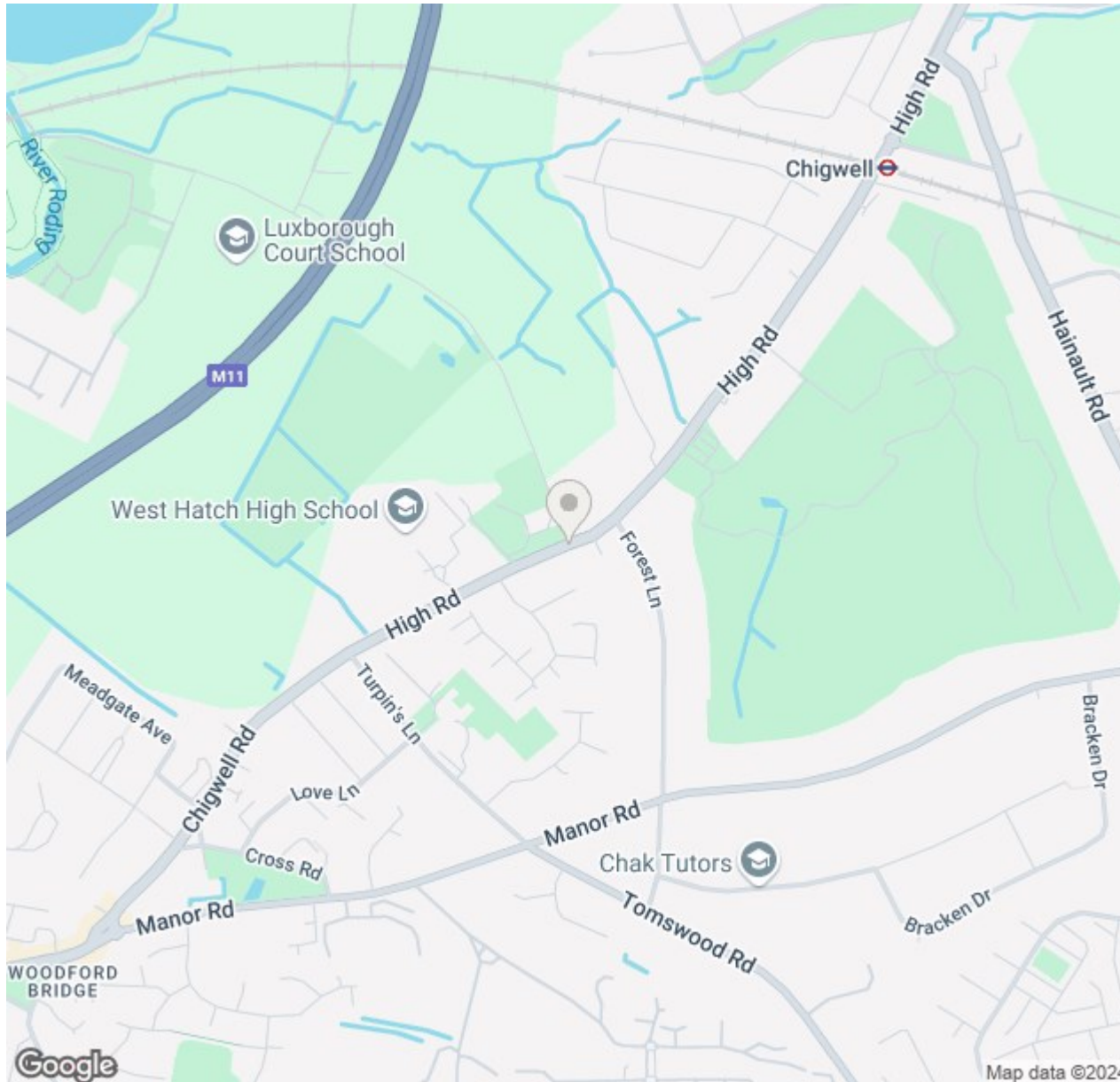


FIRST FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 850 SQ FT, 79 m<sup>2</sup>, FIRST FLOOR : 678 SQ FT, 63 m<sup>2</sup>  
TOTAL: 1528 SQ FT, 142 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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