



## Dickens Rise, Chigwell, IG7 6NY

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- Three Bathrooms (Two En-suite)
- Popular and Tranquil Location To Chigwell Central Line Station
- Study and Downstairs WC
- Air conditioning in the Loft Room
- Spacious Open Plan Living Area
- Garage & Off Street Parking
- Close to Chigwell School and Within West Hatch High School Catchment
- Four Double Bedrooms

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Caplen Estates welcome to the market 4-bedroom semi-detached property set in a popular and tranquil location near Chigwell Central Line Station. This fantastic house offers ample living space the opportunity to expand or reconfigure (STPC).

As you enter the property, you are greeted by a spacious hall area that seamlessly flows from the sitting area to the dining space, providing an ideal setting for both relaxation and entertaining. The kitchen is well-appointed with modern appliances, and ample counter space for your culinary endeavours.

This property boasts four double bedrooms, set over two upper floors. Two of the bedrooms feature ensuite bathrooms. In addition, there is a separate study room that can be used as a home office or library. The Principal bedroom is on the second floor with walk in ensuite bathroom, spacious dressing area/wardrobe and dual purpose air conditioning. There is also a separate study.

There are three bathrooms in total, including the convenience of a downstairs WC. The property includes a garage and off-street parking. Located in a desirable area close to Chigwell School and within the West Hatch High School catchment, this property is perfect for families seeking quality education options for their children. The peaceful surroundings offer a retreat from the hustle and bustle of city life while still providing easy access to transportation and amenities.

This stunning property offers a perfect blend of space, comfort, and convenience. With its modern design, ensuite bedrooms, study room, and off-street parking, this home is ideal for those looking to enjoy the benefits of a tranquil location without compromising on accessibility and quality living.



Council Tax Band: G



Kitchen  
12'5" x 8'8"

Dining Area  
11'5" x 8'8"

Lounge Area  
21'5" x 16'7"

Sun Room  
11'9" x 8'8"

Garage  
16'8" x 8'2"

Bedroom One  
19'3" x 12'0"

Dressing Room  
11'5" 9'1"

Bedroom Two  
11'6" x 9'10"

En-suite Bedroom Two

Bedroom Three  
15'5" x 11'6"

Bedroom Four  
12'4" x 8'4"

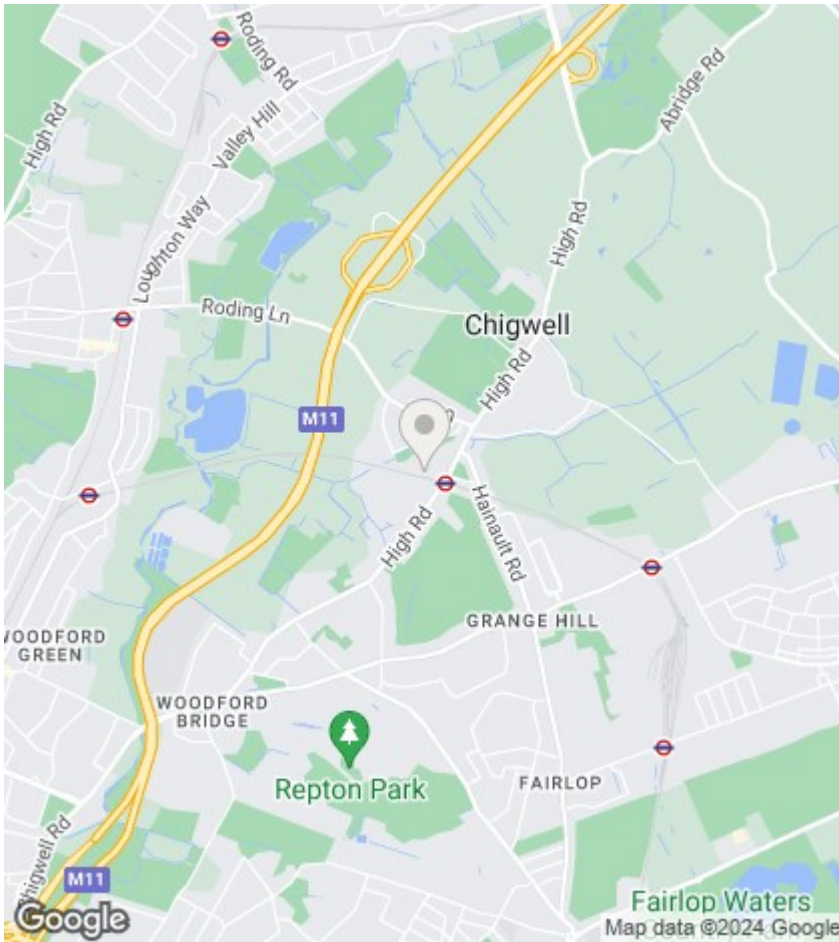
Main Bathroom  
8'9" x 7'10"

Bathroom En-suite  
8'3" x 7'1"

Study  
8'2" x 6'8"







## Directions

## Viewings

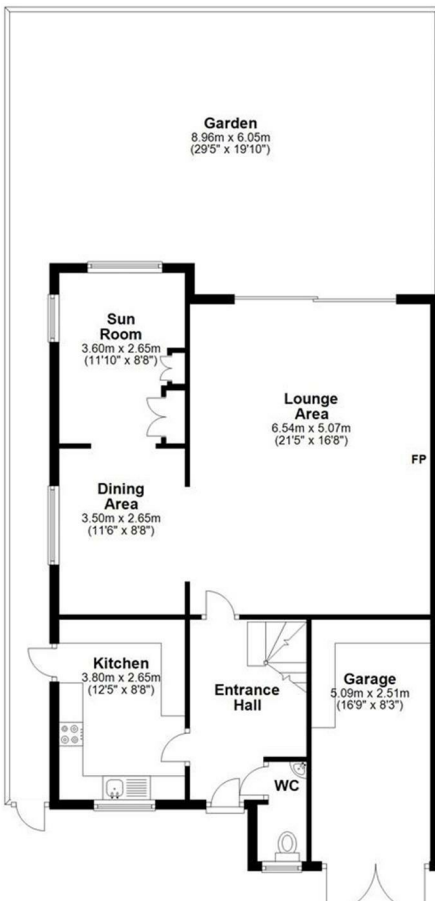
Viewings by arrangement only. Call 0203 937 7733 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 88.1 sq. metres (948.1 sq. feet)



**First Floor**  
Approx. 57.2 sq. metres (615.3 sq. feet)



**Second Floor**  
Approx. 39.9 sq. metres (429.9 sq. feet)

