



## Manor Road, Chigwell, IG7 5PH

£11,950

- Stunning Seven Bedroom Detached House
- Bespoke Fitted Kitchen With Fitted Appliances
- Basement Housing Cinema Room, Games Room, Reception Hall & Bar
- Three Reception Rooms
- Available To Rent ASAP
- Situated On One Of Chigwells Prime Roads
- Arranged Over Four Floors With Lift Access
- Located Near Chigwell Private School, Central Line Stations & Local Amenities

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Caplen Estates welcomes to the rental market this impressive seven bedroom detached, gated house which is situated on one of Chigwell's most sought after locations, Manor Road.

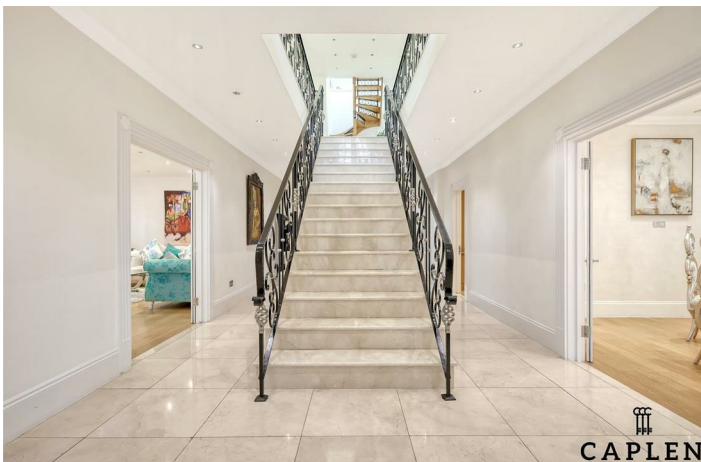
This spacious property has been modernised throughout and offers an abundance of style and elegance throughout which is arranged over four floors with lift access and stretches across 6875 sq ft. Entering the property you are met by an impressive entrance hall giving access to a living room, dining room, office, w/c, lounge and bespoke fitted kitchen with ample storage, integrated appliances, breakfast bar and separate utility room.

The first floor landing gives access to five double bedrooms of which four have en suite shower rooms and the main including a walk in wardrobe and further en suite shower room. The family bathroom is fully tiled with a freestanding bath and separate shower. The top floor boasts two more double bedrooms both include shower ensuites and ample storage.

The impressive basement would make a fantastic place to entertain with its multi functional reception hall complete with it own bar, cinema room, games room and w/c. The rear garden offers a large patio, lawn, mature shrubs and outbuilding. Additionally the property includes a large driveway for multiple cars, close to Chigwell Private School and other local School catchments, Central Line Stations and is available to view immediately. Call our lettings team on 0203 937 7733 to arrange.



Council Tax Band: H



Reception Hall  
39'7" x 18'6"

Games Room  
22'8" x 11'6"

Cinema Room  
22'8" x 17'7"

Living Room  
32'8" x 14'9"

Lounge  
21'10" x 12'11"

Dining Room  
18'1" x 14'9"

Office  
14'9" x 8'7"

Kitchen  
20'5" x 12'11"

Bedroom One  
30'2" x 13'11"

Bedroom Two  
30'2" x 13'1"

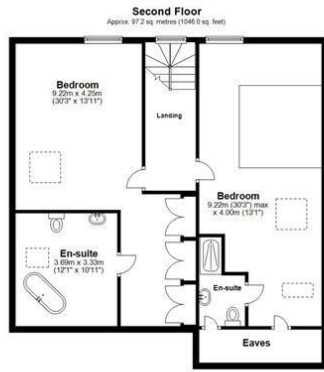
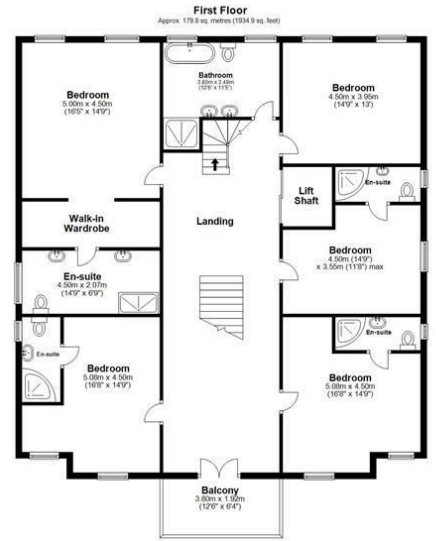
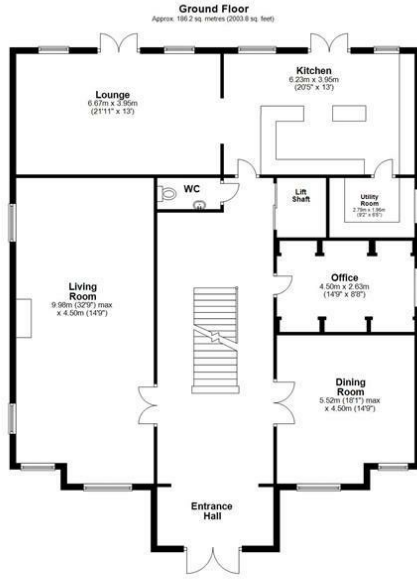
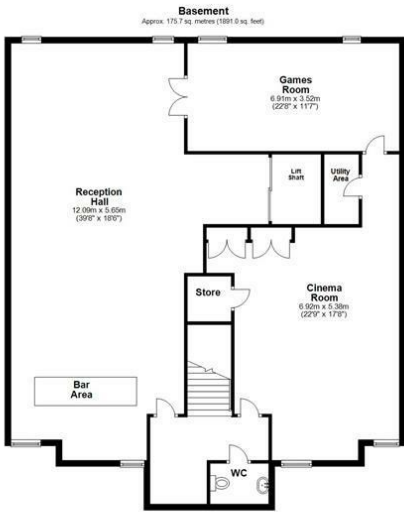
Bedroom Three  
16'4" x 14'9"

Bedroom Four  
16'7" x 14'9"

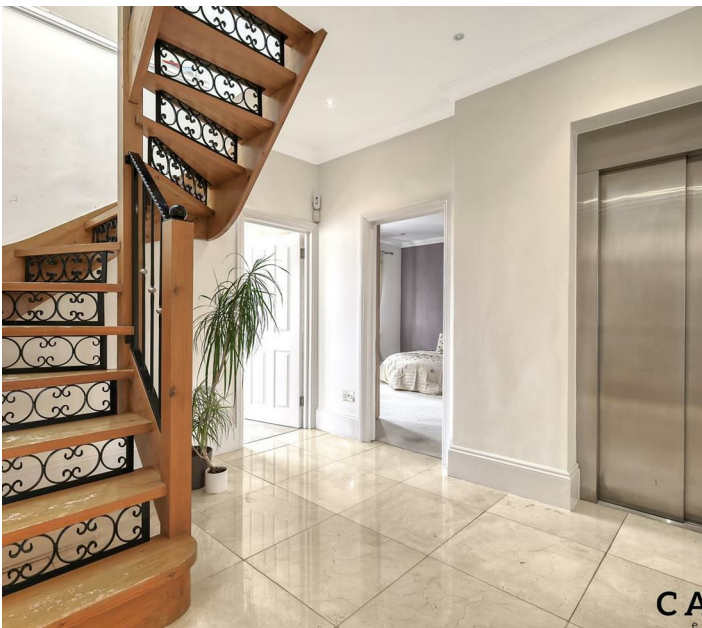
Bedroom Five  
16'7" x 14'9"

Bedroom Six  
14'9" x 11'7"

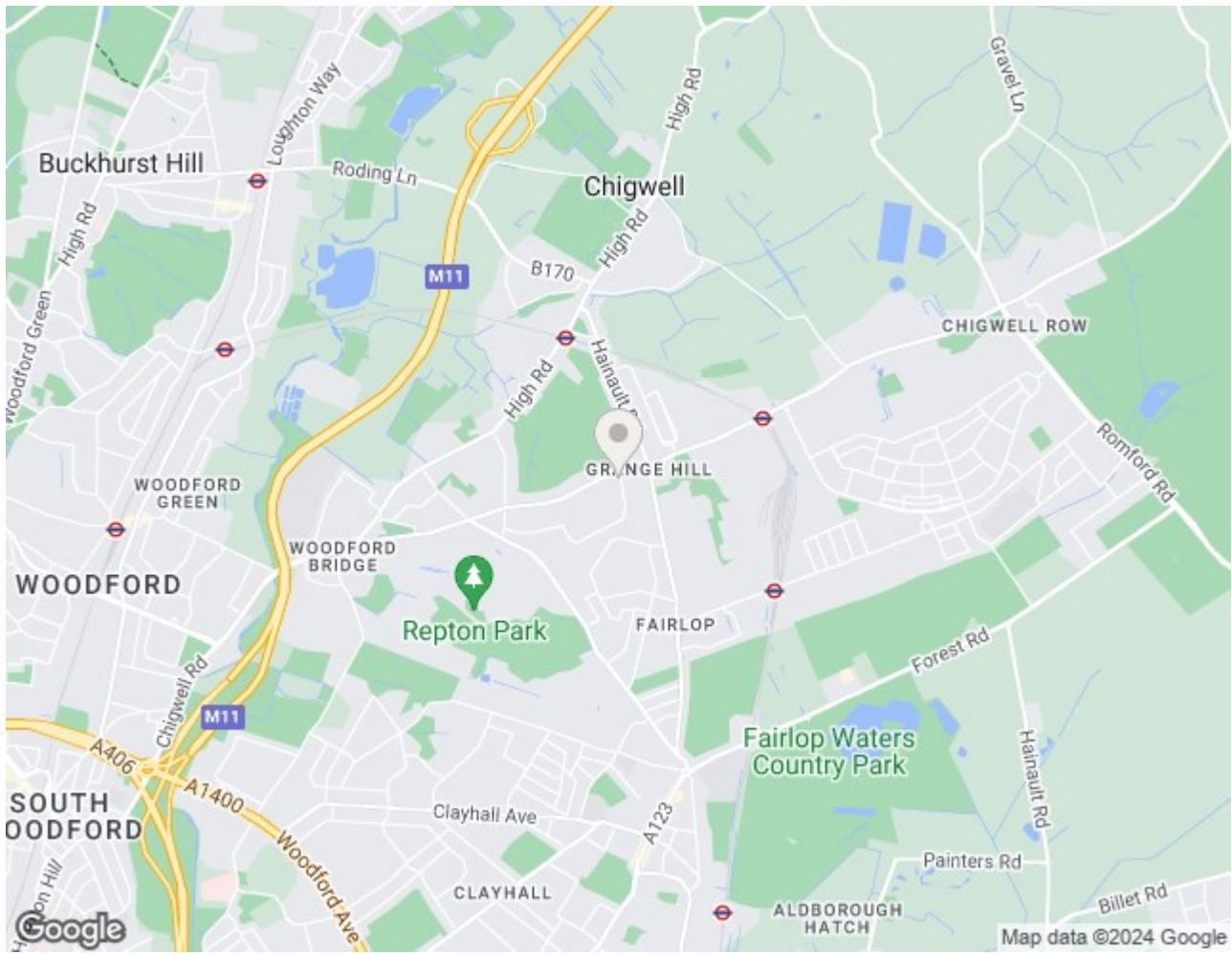
Bedroom Seven  
14'9" x 11'7"



Total area: approx. 638.8 sq. metres (6875.6 sq. feet)  
Manor Road







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>	<b>80</b>	<b>81</b>
(55-68) <b>D</b>		
(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	

EPC Rating:

C

Council Tax Band

H

Viewings

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