

# DURDEN & HUNT

INTERNATIONAL



## Manor Road, Chigwell IG7

Guide Price £1,700,000

- Detached Five Bedroom Home
- Desirable Location
- Two Bedrooms With En Suites
- Large Kitchen Diner
- Over 2,500 SQFT
- Excellent Transport Links
- Garden With Large Patio Area
- Multiple Car Driveway
- Multiple Reception Rooms
- Downstairs WC

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>



# Manor Road, Chigwell IG7

Guide Price £1,700,000 - £1,725,000 - Detached Five Bedroom Home - Over 2,500 SQFT - Desirable Location - Multiple Car Driveway - Garden With Large Patio Area - Multiple Receptions - Large Kitchen Diner - Excellent Transport Links - Downstairs Office With Shelving And Storage - Downstairs WC - Three Bathrooms, Two Of Which Are En Suites



Council Tax Band: H



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If you're looking for your dream home on the highly coveted Manor Road in Chigwell, then look no further. With over 2500 SQFT, this resplendent, detached five bedroom and three bath home has much to offer.

With its fabulous sweeping driveway and mature trees, this property has wonderful kerb appeal with the added bonus of being set back from the road for privacy.

You will love entertaining guests in the superb lounge and dining room complete with impressive built in cupboards, spotlights and French doors that lead out to the patio.

Enjoy cooking and being around family, in the spacious kitchen and breakfast area, with views over and easy access to the garden. There is also the added bonus of a practical utility room that is off the kitchen.

The showstopper of the home must surely be the magnificent cinema room, which the remaining reception room is currently being used as and offers the ultimate in-home entertainment, with ample space for all your guests. You will no doubt want to spend hours going through the archives of all your favourite movies and watch them from the comfort of this exceptionally designed room.

An office with plenty of shelving and storage and a downstairs WC completes this floor.

Up the sweeping staircase to the first floor is where we find the grand primary and ensuite with ample space for you to unwind. The exquisitely finished bathroom with a skylight, has a huge walk-in shower and standalone bath.

Across the landing is a spacious family bathroom and additional second spacious bedroom with modern ensuite. A third bedroom is currently being used as a well designed walk-in wardrobe, another room as a gym whilst the fifth bedroom optimises this floor.

Outside, is where you'll want to spend summer days and evenings in the tranquillity of the garden with a large patio for entertaining guests. The sweeping driveway at the front of the property offers plenty of space for multiple car parking.

Located in beautiful Chigwell and ideally located for shops, local amenities, cafes, parks and beautiful countryside, such as both Epping and Hainault Forest, whilst having several well-regarded schools in the area. There are excellent transport links including, the M11, M25 and Chigwell and Grange Hill's Central Line tube station that takes you directly into the city.

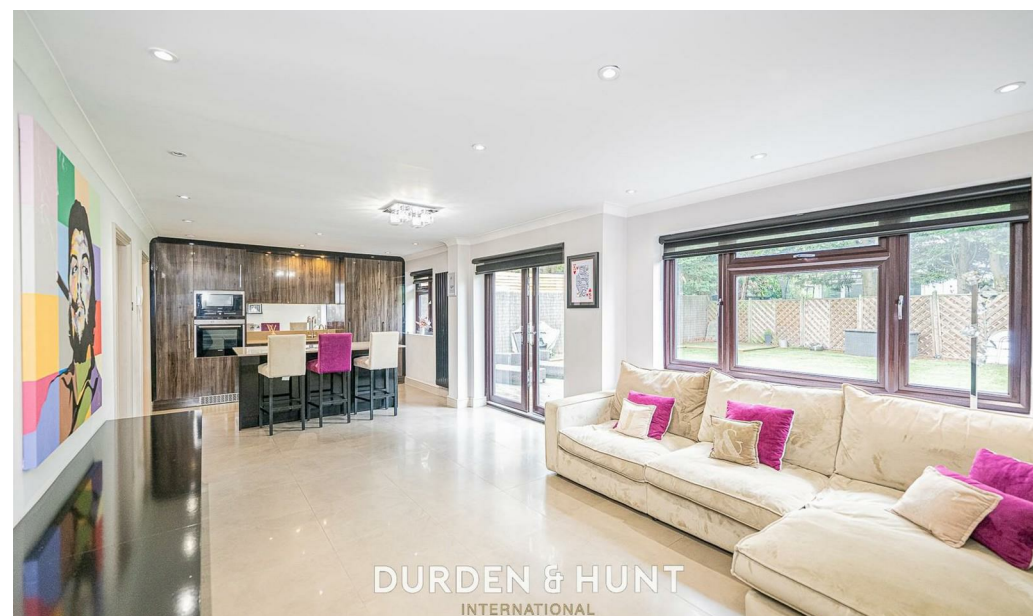
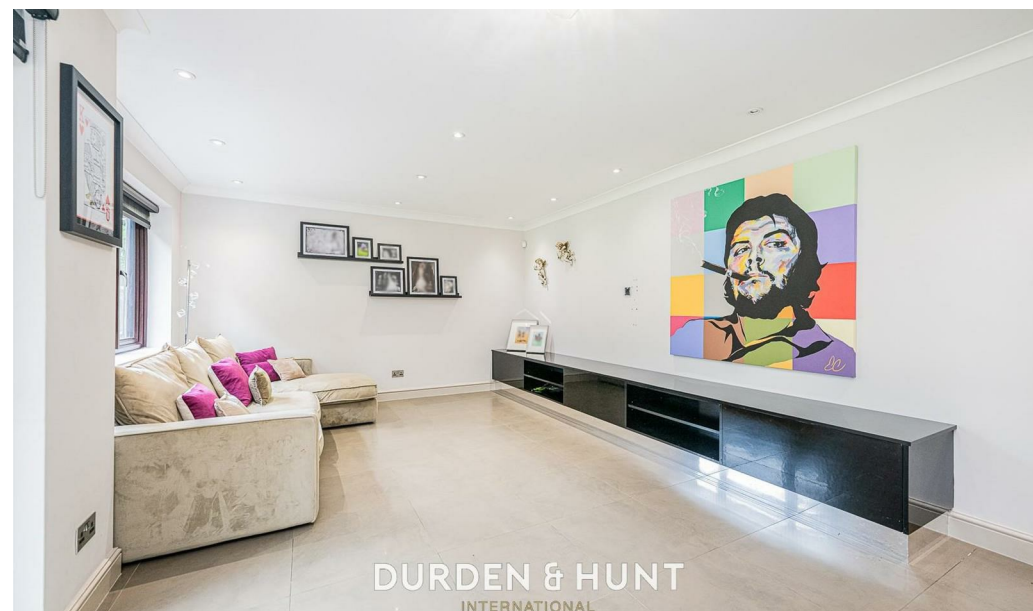
Contact us for a viewing today!

Consumer Protection from Unfair Trading Regulations  
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

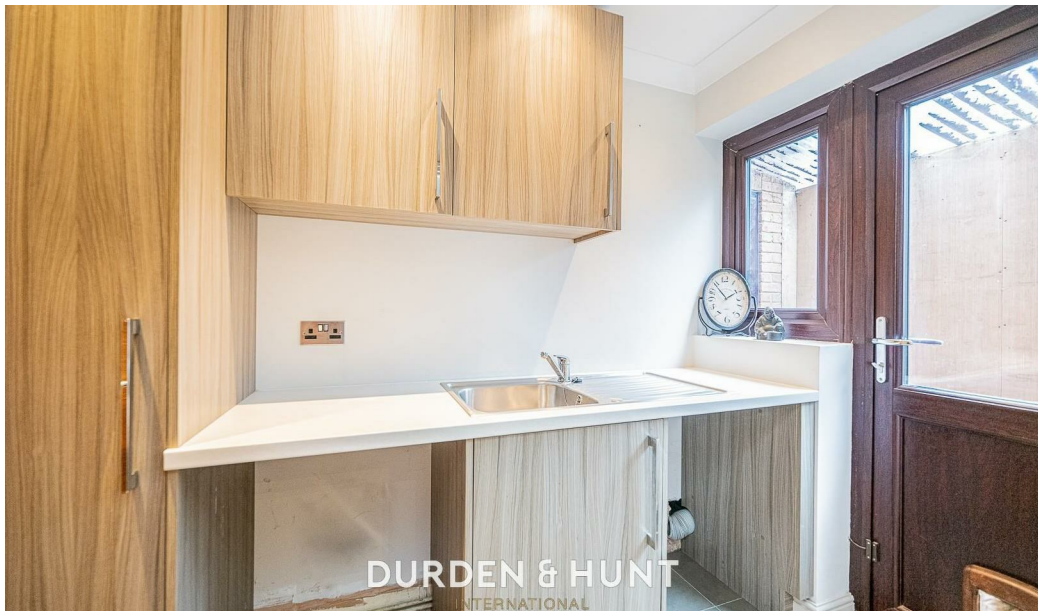
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Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





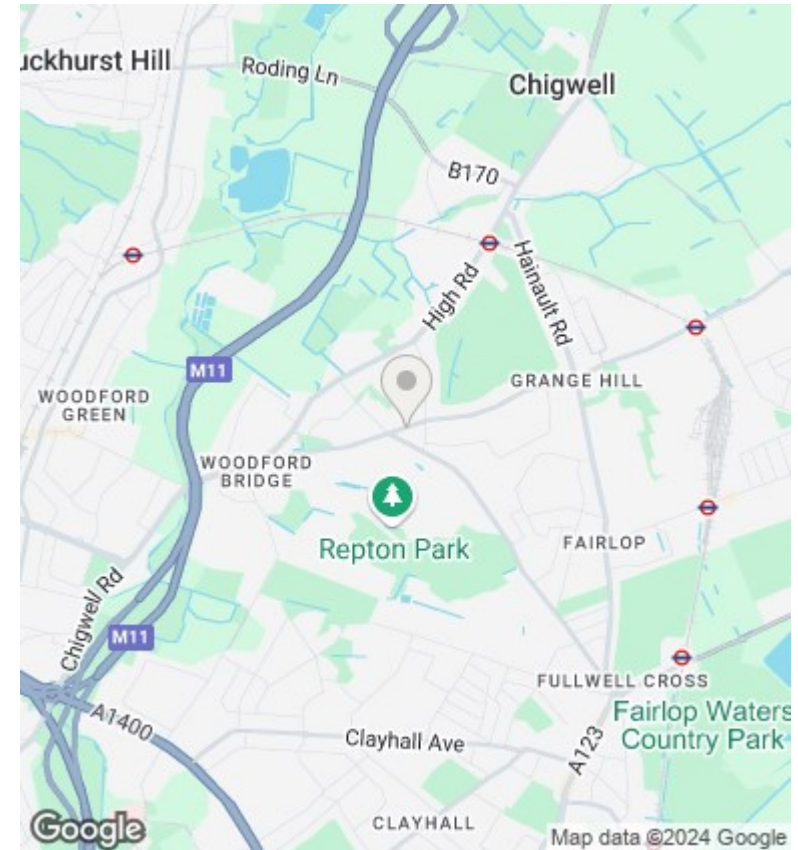




Manor Road  
 Approx. Gross Internal Area 2554 Sq Ft - 237.28 Sq M



For Illustration Purposes Only - Not To Scale  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

H

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>	71	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	