

# DURDEN & HUNT

INTERNATIONAL



## Manor Road, Chigwell IG7

Offers In Excess Of £1,500,000

- 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

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# Manor Road, Chigwell IG7

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



Guide Price £1,700,000 - £1,725,000

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.

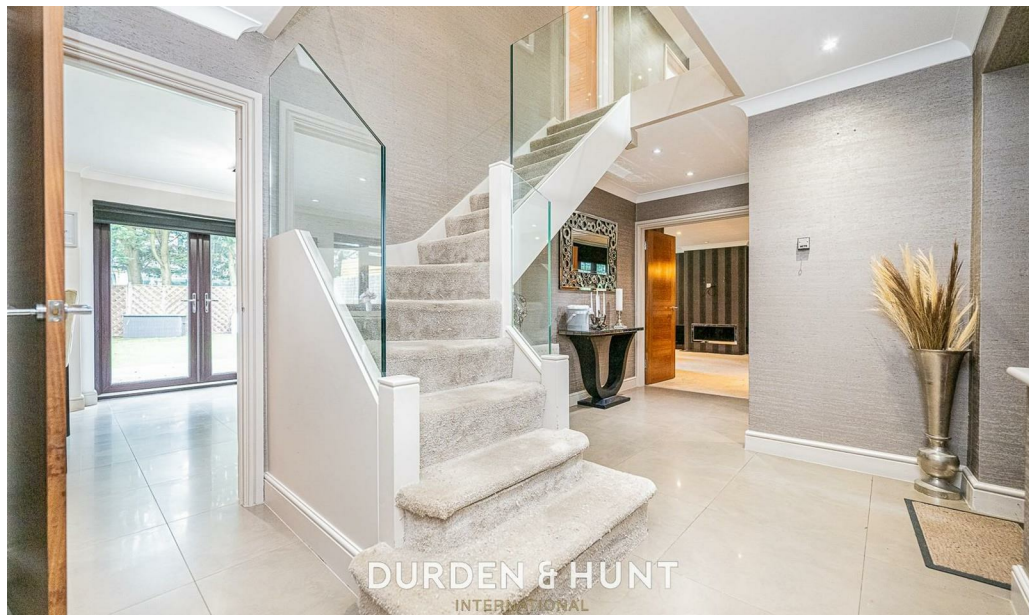
Contact us for a viewing today!

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These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances,



buyers are advised to do their own research on distances.  
Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property.  
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Manor Road  
Approx. Gross Internal Area 2554 Sq Ft - 237.28 Sq M



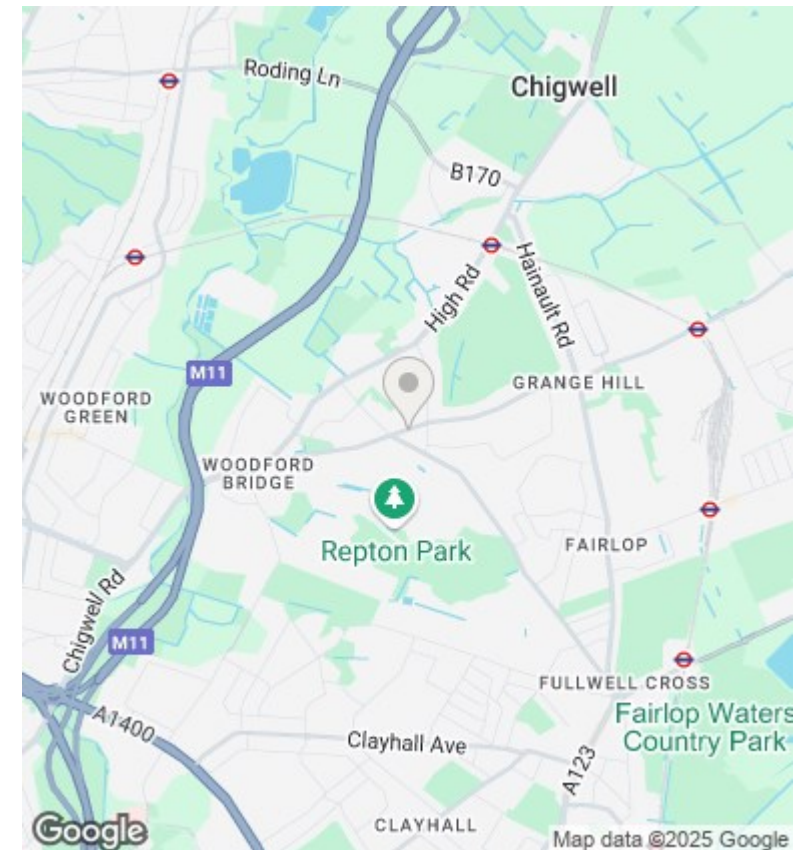
For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to 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		
England & Wales EU Directive 2002/91/EC		