

Daniel
Frank





100 Hainault Road Chigwell, IG7 5DH

Offered to the market Chain Free is this beautifully presented four bedroom semi-detached family home in the heart of Chigwell.

Internally the bright and spacious accommodation is arranged over two floors. The ground floor offers a large reception room, open living/dining area, modern fitted kitchen with integrated Bosch appliances, utility space, downstairs WC and a further sitting room. Upstairs comprises of the master bedroom with fitted wardrobes and en-suite, three further double bedrooms and family bathroom.

Externally to the front of the house there is off street parking for multiple cars and to the rear is a large garden stretching approximately 120 feet.

An early internal viewing is advised to appreciate the many fine features this well finished home has to offer.



WHY CHIGWELL?

Chigwell is one of the most sought after areas locally

Tenure Freehold
Council Epping Forest





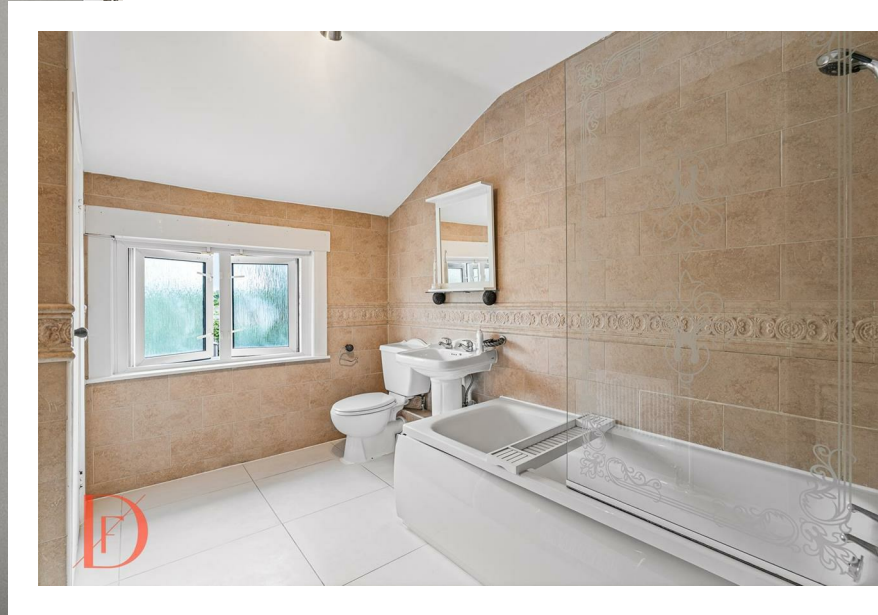
for many reasons. Brook Parade is set in the heart of Chigwell and provides a number of coffee shops and cafes as well as pubs such as The King Will. There is a handful of highly regarded local eateries alongside one of the most coveted restaurants in the area, Sheesh. All of this is just a stones throw away from Chigwell Central Line Station allowing easy access into The City & West End. Chigwell Golf Club was founded in 1925 and offers one of the most renowned courses in Essex. The David Lloyd Gym offers sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area.





Your Next Chapter



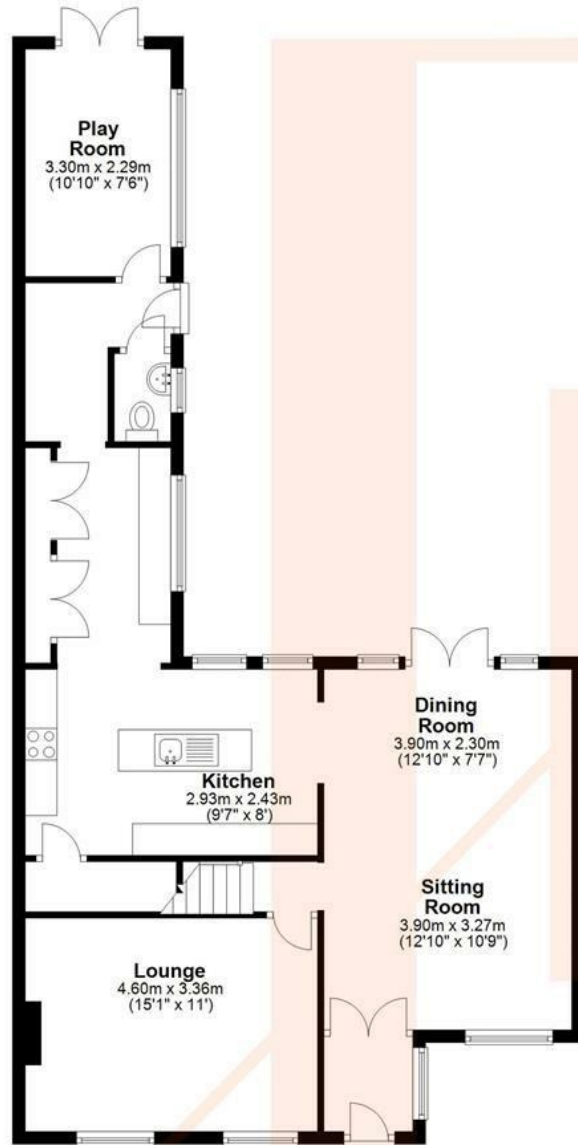


Your Next Chapter



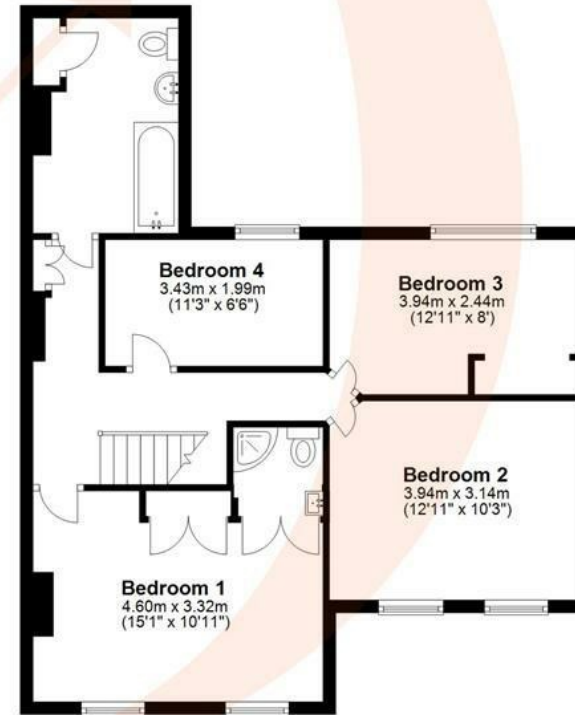
Ground Floor

Approx. 77.1 sq. metres (830.3 sq. feet)



First Floor

Approx. 64.2 sq. metres (691.2 sq. feet)



Total area: approx. 141.3 sq. metres (1521.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	