





22A Meadow Way Chigwell, IG7 6LP

Introducing this stunning, contemporary family residence in the highly sought-after Chigwell Courtland Estate. Built in 2018 and set within an exclusive, gated development, this home offers privacy, security, and a prestigious location near local shops and the station.

Ground Floor:

Step into a grand entrance hall that sets the tone for this beautifully presented home. The ground floor features a cloakroom, a formal reception room with a charming bay window, and an impressive open-plan Urban Myth kitchen with a central island, Siemens integrated appliances, a Quooker tap, water softener, and induction hob. The kitchen seamlessly flows into the dining area, with bi-fold doors opening to the rear garden. The utility room and cloakroom complete this level, providing additional convenience for modern family living.

First Floor:

A bright and spacious landing leads to the luxurious principal bedroom, complete with fitted wardrobes and an en-suite bathroom. There are two further double bedrooms, both with fitted wardrobes, and one also benefiting from an en-suite. A large, stylish family bathroom serves the third bedroom.

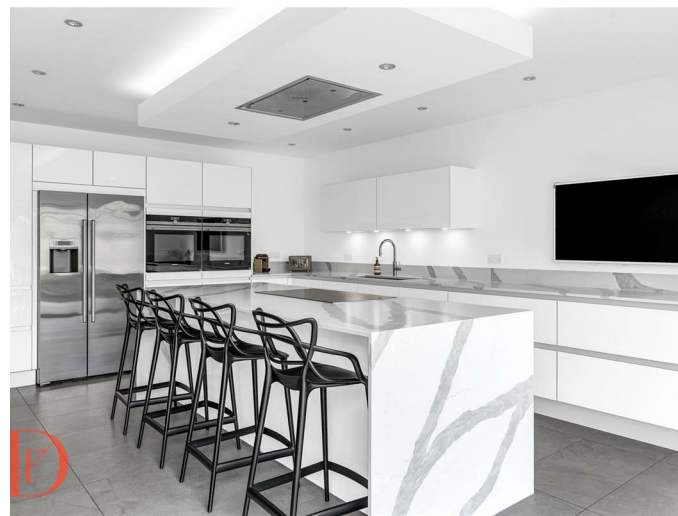
Exterior:

The private, walled rear garden is beautifully landscaped, featuring a manicured lawn and a lovely patio area perfect for outdoor entertaining. The front and side of the property offer ample parking, complemented by a separate double garage for additional storage or parking needs.

Additional Features:

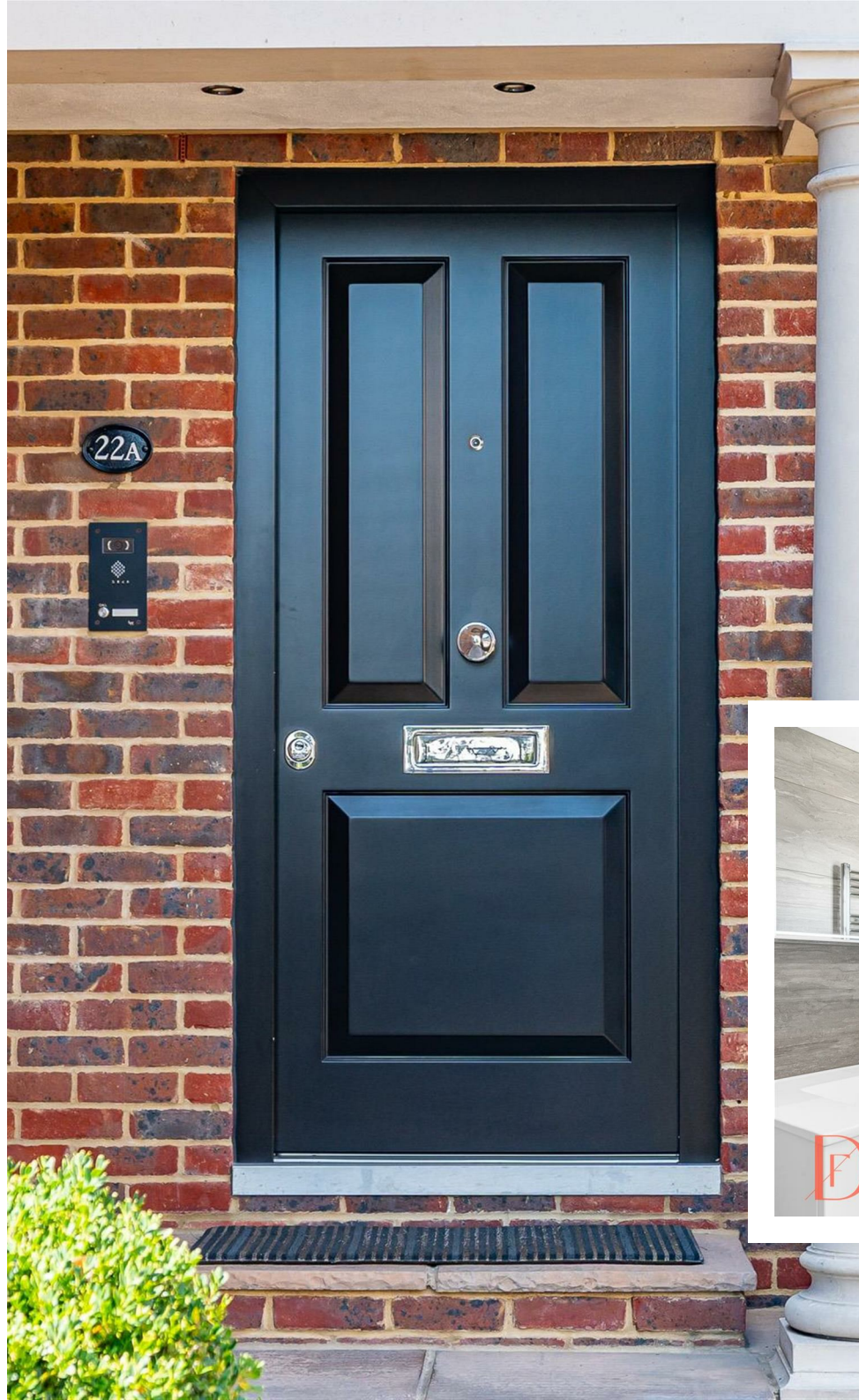
The property boasts underfloor heating on the ground floor, remote-controlled blinds, and a state-of-the-art CCTV and security system. Offered chain-free, this residence is a perfect blend of luxury, comfort, and modern convenience. The property also benefits from approximately three years remaining on the NHBC build warranty.

Tenure Freehold
Council Epping Forest

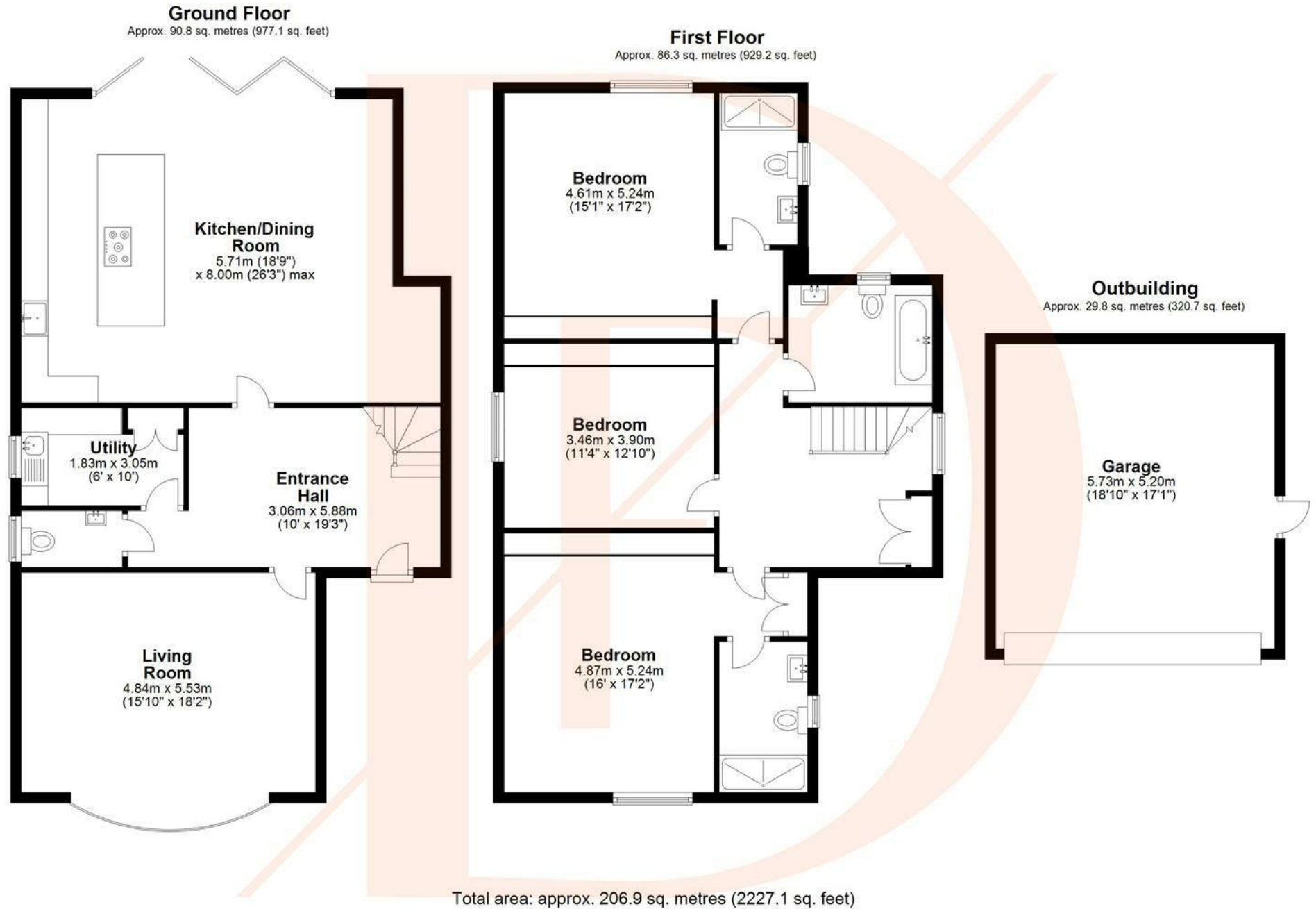




Your Next Chapter



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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.

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WHY CHIGWELL?

Chigwell is one of the most sought after areas locally 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.

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. We have 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

