

Daniel
Frank





4 Ash Road Chigwell, IG7 4GH

Nestled in a quiet cul-de-sac, this beautifully presented three-bedroom home offers the perfect blend of modern living and convenient location, just moments from Grange Hill Central Line Station, local amenities, shops and eateries.

The ground floor welcomes you with a bright and spacious entrance hall, featuring a guest cloakroom. A sleek, modern kitchen/breakfast room offers ample space for family meals, while the generously sized living room flows effortlessly into a charming conservatory, currently used as a dining area. From here, step into a low-maintenance private South-facing garden, laid with patio and lawn, complete with a storage shed - ideal for outdoor entertaining or family relaxation.

Upstairs, you'll find three well-proportioned bedrooms - two doubles and a versatile single room, perfect as a nursery or home office - alongside a stylish, contemporary family bathroom.

To the front, the property benefits from off-street parking with room for two vehicles.

Ash Road forms part of a sought-after residential development off Manor Road, one of Chigwell's most prestigious addresses. Located directly opposite Grange Hill Central Line Station, commuters will enjoy seamless access to Central London. Residents are also close to excellent schools (both state and private), the David Lloyd Premier Club, and a range of acclaimed restaurants including Sheesh and The King William IV. By car the M25 and M11, are both within easy reach.

Tenure Freehold
Council Epping Forest





Your Next Chapter

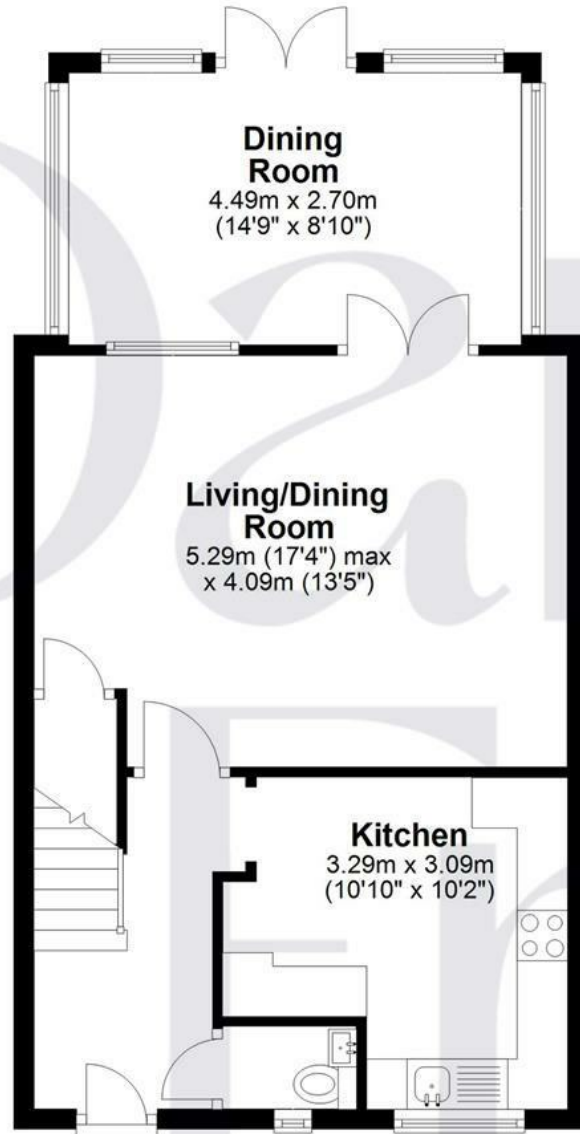


Your Next Chapter



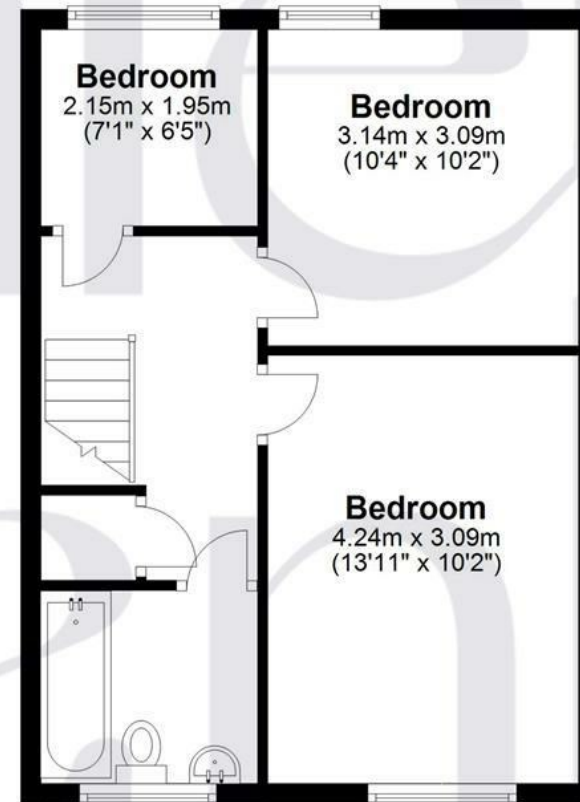
Ground Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 92.1 sq. metres (991.1 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.

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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		91
(81-91) B	79	
(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	

