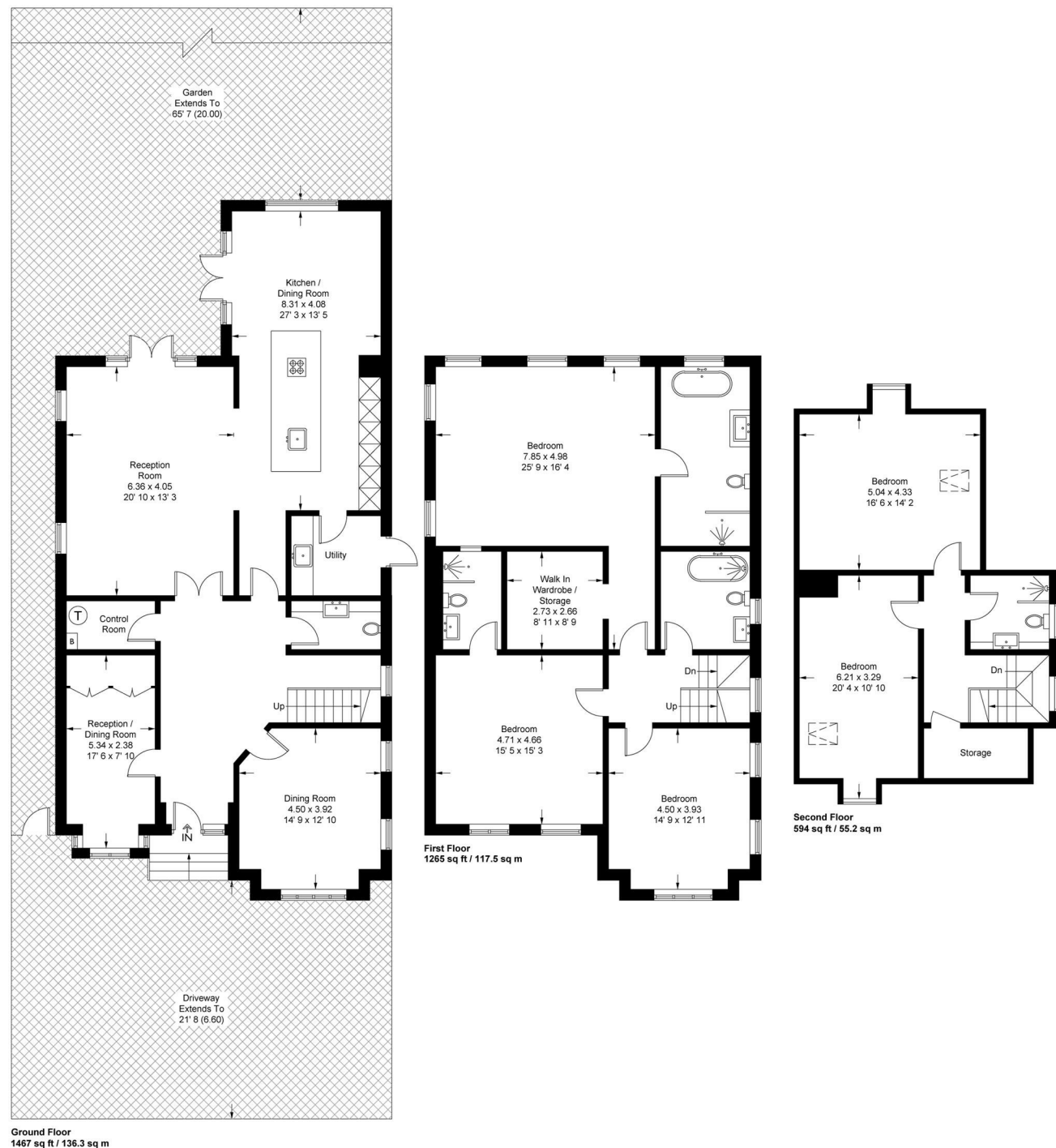


Brook Way

Approximate Gross Internal Area = 3326 sq ft / 309 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Brook Way, Chigwell

Offers In Excess Of £2,000,000 Freehold

- Detached family home spanning approximately 3,326 square feet
- Principal suite enjoying generous en-suite and dressing room
- Three large reception rooms
- Offered to market with no onward chain
- Close to Chigwell Station and High Street
- Five double bedrooms and four bathrooms (with an additional ground floor W.C)
- Huge kitchen/diner with separate utility room
- Refurbished to a very high standard inside and out
- Driveway and landscaped gardens to front and back
- Overlooking greenery to the front

Brook Way, Chigwell

OPEN DAY SATURDAY 18th OCTOBER. This substantial and beautifully refurbished five double bedroom, four bathroom detached home is proudly presented to the market by Petty Son & Prestwich.

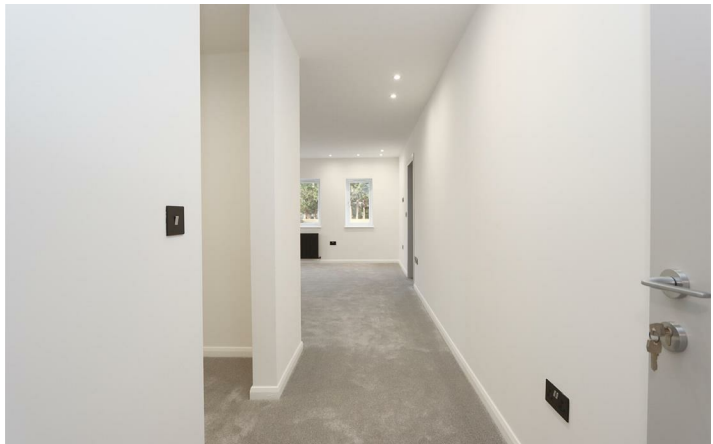
 5

 4

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 C

Council Tax Band: G



Offering over 3,300 sq ft of high specification living space, this outstanding property combines generous proportions with premium finishes throughout. Ideally located just a short stroll from Chigwell High Road and Chigwell Central Line Station, Brook Way offers the perfect balance of suburban tranquillity and city convenience. Residents benefit from swift connections into central London, while enjoying the charm of independent boutiques, cafés, bars and bistros that give Chigwell its distinctive village feel.

The property enjoys a leafy outlook to the front, offering a welcome sense of space and privacy. Despite its peaceful setting, the home is exceptionally well connected, with the M11 and wider road network within easy reach – ideal for commuters and families alike seeking effortless access in and out of the capital. The property has undergone a meticulous full-scale renovation, delivering a truly turnkey opportunity for buyers seeking luxury living in a prime Chigwell location. Upon entry, you're welcomed by an expansive hallway of approximately 20ft, complete with large-format Italian porcelain tiling that flows seamlessly across the entire ground floor; a striking introduction to the style and scale this home affords.

To the rear of the property lies the true heart of the home; a showstopping 27ft kitchen/dining room, meticulously crafted by renowned Italian designer MK Cucine. Thoughtfully designed for both everyday family life and entertaining on a grand scale, the space showcases solid Corian worktops, an expansive central island with wraparound storage, and a complete suite of high-end, integrated appliances. These include Miele ovens, warming drawer, dishwasher, fridge/freezer, and Barazza induction hob, extractor, tap and sink – all beautifully streamlined within the contemporary design. A sleek run of wall units, including a generously sized pantry cupboard, offers additional storage, enhancing both the aesthetic and practicality of the space. Adjacent, a separate utility room, a must-have for homes of this scale and calibre, keeps the main kitchen clutter-free, with a second sink and further integrated Miele appliances, including a washing machine and tumble dryer.

A striking skylight overhead bathes the intended dining area in natural light, while large rear-facing windows and French doors in both the dining area and adjoining, equally generous living room of 20'10, frame and open onto the landscaped garden, seamlessly blending indoor and outdoor living. Two additional, generously proportioned reception rooms with pocket casement doors, offer versatile living spaces, ideal for formal entertaining, a playroom, cinema room or home office setup. A stylish ground floor W.C. completes the ground floor accommodation, adding further convenience for guests and family alike.

The luxury continues across the first and second floors, where all bedrooms and bathrooms reflect the same high specification seen throughout. Each bathroom is beautifully appointed with a curated selection of designer sanitary ware, including Villeroy & Boch, Vado, and Novellini fittings, combining timeless elegance with modern functionality. Further premium touches include matt black electrical faceplates in all bedrooms, adding to the sleek, contemporary finish.

The first-floor hosts three substantial double bedrooms, each offering excellent proportions. One of the bedrooms benefits from a stylish en-suite shower room, while the standout feature on this level is the impressive principal suite – a true retreat, complete with a bespoke dressing room and a luxuriously appointed en-suite bathroom. This indulgent space features a wet room-style shower, freestanding bath, and wall-hung W.C. The second floor continues to impress, offering two further double bedrooms of equal size – an ideal layout for children or guests, ensuring harmony and comfort. A sleek, modern shower room serves this floor, complete with excellent eaves storage, maximising space without compromising design.

Externally, the property enjoys a beautifully landscaped frontage, offering off-street parking for two vehicles alongside thoughtfully designed raised planting that softens the kerb appeal and adds a touch of greenery. A gravelled side passage, accessed via a secure gate, leads through to the private rear garden, laid to patio and lawn, ideal for both entertaining and family enjoyment. Mature trees and high fencing provide a welcome sense of privacy and seclusion, creating a peaceful outdoor retreat.

The property is offered to the market with the added benefit of no onward chain, allowing for a smooth and swift transaction.

EPC Rating: C74
Council Tax Band: G

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person

Reception Room
20'10" x 13'3"

Kitchen/Dining Room
27'3" x 13'5"

Reception/Dining Room
17'6" x 7'10"

Dining Room
14'9" x 12'10"

Bedroom
25'9" x 16'4"

Walk in wardrobe / Storage
8'11" x 8'9"

Bedroom
15'5" x 15'3"

Bedroom
14'9" x 12'11"

Bedroom
16'6" x 14'2"

Bedroom
20'4" x 10'10"