



Guide Price  
£1,200,000  
Freehold

Bracken Drive, Chigwell, Essex, IG7

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Underfloor heating in the lounge/diner  
and kitchen

Water softener

Separate utility room

Recently refurbished and a new roof in  
2022

The 2nd kitchen is being removed  
shortly







This well designed modern five bedroom semi detached house arranged over three floors is located just 0.7 miles from Grange Hill station.

Pulling up outside the house you are greeted by a large driveway, providing ample off-street parking, but it is not until you are inside that you begin to realise how deceptively spacious the house is.

The entrance hall leads you into a very spacious open plan lounge/diner and kitchen, with bi-fold doors to the rear garden, that is the heart of the home and where you can imagine family and friends gathering for parties and dinner parties. The rest of the ground floor has been very thoughtfully designed to ensure that there are still plenty of quiet areas away from the hub of family life, there is a light and airy mezzanine where you can quietly curl up with a book or watch television and two bedrooms. One of these bedrooms has an en-suite shower room, which could possibly be used as an office if you work from home.

Leading down from the family room is bedroom four, which has a large bay window and an en-suite shower room, being the only room on the lower ground floor it is also a peaceful get away from the main house.

The first floor has two bedrooms, bedroom one is an excellent size and has an en-suite bathroom and dressing room and other bedroom also has an en-suite bathroom.

The well-designed rear garden had a patio area that surrounds the lawn, providing plenty of space to dine al-fresco to the rear of the garden is a summer house.

## What the owner says...

"We have really enjoyed living here, the house is located on a quiet tree lined road, the neighbours are friendly and there is a great community feel. Everyone looks out for each other and says hello when out walking.

There is a good selection of amenities in the area, including a Central Line station, which take you into Central London in approximately 45 minutes, which is ideal for commuters are nights out. We also have a good selection of schools nearby and are also only a short drive to Chigwell School, a private school with an excellent reputation.

Since living here, we have renovated the entire house and are very proud of how it now looks."

# Accommodation

## GROUND FLOOR

### Entrance Hall

### Living Area

36'1 x 20'0 (11.01m x 6.10m)

### Kitchen Area

18'4 x 14'5 (5.59m x 4.40m)

### Utility Room

7'11 x 6'7 (2.41m x 2.01m)

### Family Room

26'11 x 7'10 (8.21m x 2.39m)

### Bathroom

### Bedroom 2

16'10 x 11'0 (5.13m x 3.36m)

### En-Suite Shower Room

### Bedroom 4

11'11 x 11'9 (3.63m x 3.58m)

## FIRST FLOOR

### Landing

### Bedroom 1

26'0 x 10'9 (7.93m x 3.28m)

### En-Suite Dressing Room

12'2 x 10'9 (3.71m x 3.28m)

### En-Suite Shower Room

### Bedroom 3

11'0 x 10'0 (3.36m x 3.05m)

### En-Suite Bathroom

## LOWER GROUND FLOOR

### Hallway

### Bedroom 5

28'5 x 7'1 (8.67m x 2.16m)

### En-Suite Shower Room

## OUTBUILDING

### Summer House

13'1 x 9'8 (3.99m x 2.95m)

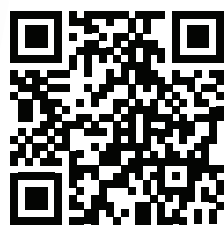
## OUTSIDE

### Off Street Parking

### Rear Garden

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**Loughton on 020 8418 0018**

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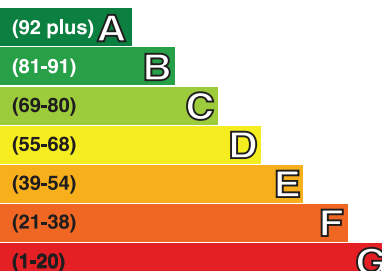
121 Park Lane, Mayfair, London, W1K 7AG



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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
69	85