



Stradbroke Drive
Chigwell | Essex | IG7 5RB

SELLER INSIGHT

“ We have lived here for 20 years, and it has been a lovely family home but we are downsizing although staying in the same charming area. We love the spacious entrance hall, the large rooms and wonderful views which makes you feel you are surrounded by nature without even having to go outside.

This house has great potential to be extended. You could create a basement, build over the existing garage as well as converting the loft. Additionally, you could also build another garage, subject to the necessary permissions.

There are a number of parks nearby including Fairlop Waters Country Park that caters for water sports enthusiasts, while top class pubs and restaurants include the King William IV pub and the Sheesh Turkish restaurant, housed in the historic Ye Olde Kings Head, believed to be the setting for the Maypole pub in Charles Dickens' Barnaby Rudge. Brook Parade has delightful independent shops, while sports facilities include Chigwell Golf Club, the Woolston Manor Golf and Country Club and the David Lloyd Leisure Centre. Central Line trains from Grange Hill and Chigwell will whisk commuters to Liverpool Street in approximately 26 minutes and we are not far from the M11 for access to the M25.

*Excellent educational facilities are available including the independent Chigwell School and good state schools such as the Outstanding Ray Lodge primary school and West Hatch, Ilford County High School grammar school and Debden Park High School.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







STEP INSIDE

Stradbroke Drive

This impressive, detached house is situated in an elevated position on the prestigious Stradbroke Drive, Chigwell. It is being sold chain free and includes a swimming pool, plenty of flexible accommodation and the potential to extend, subject to planning permissions. There is a spacious block paved driveway that surrounds trees and a large shrub bed and an integral double garage with patio doors to the rear terrace that overlooks the rear garden.

With its chimneystack, differing roof lines, leaded light windows and covered porch, the house has charming external appeal. While internally this light and airy house has panelled doors, coved ceilings and fireplace to enhance the delightful character. The kitchen/breakfast room, dining room and sitting room also have patio doors leading to the rear terrace, providing wonderful views across the garden and beyond as far as the London skyline.

Glazed doors from the entrance hall open into the impressively wide entrance hall that includes storage cupboards, an understairs cupboard, a cloakroom and a staircase to the first floor. The charming sitting room has wall panelling, alcove shelving and a fireplace with an ornate surround, while the large kitchen/breakfast room includes a central island and cream units housing built in and stand-alone appliances, leaving plenty of space for a table and chairs. The spacious dual aspect dining room is currently in use as a pool and music room but could become an excellent place for dinner parties.

Also on the ground floor is the light and bright, dual aspect family room that would be ideal as an office for anyone working from home as it provides easy access for business visitors.

Upstairs there is a bathroom with an insulated bath, large walk-in shower and a twin vanity basin as well as four double bedrooms. Three of them have fitted wardrobes including one with an en-suite shower room, whilst bedroom one has wonderful views, a good-sized dressing room and an en-suite bathroom.

The balustraded rear terrace spans almost the width of the house and there is a pathway leading to steps down to the easy-to-manage garden, primarily laid to lawn. There is a storeroom under the terrace and a pool house with a toilet, sink and changing area as well as the heated swimming pool, surrounded by a well-manicured lawn and mature trees and shrubs.





Travel Information

Grange Hill Station	1.0 miles
Chigwell Station	1.1 miles
Canary Wharf	11.6 miles
Charing Cross	16.2 miles
Stansted	24.5 miles

Leisure Clubs & Facilities

Chigwell Golf Club	02085002384
Woolston Manor Golf and Country Club	02085002549
Abridge Golf and Country Club	01708688396
Top Golf Playing Centre	02085002644
Old Loughtonians Hockey Club	02085044010
David Lloyd Leisure Centre	03451296793
Chigwell Tennis Club	07779625918

Healthcare

Chigwell Medical Centre	02033766670
Willows Medical Practice	02085015051
Hainault Health Centre	02089246170
Whipps Cross University Hospital	02085395522

Education

Primary Schools	
Chigwell Primary Academy	02085002666
Ray Lodge Primary School	02085047301
Limes Farm Infant and Junior	02085007566
Bancrofts School (independent)	02085054821
Avon House (independent)	02085041749
Secondary School	
West Hatch School	02085048216
Ilford County High School	02085516496
The Forest Academy	02085004266
Debden Park High School	02085082979
Chigwell School (independent)	02085015700
Bancrofts School (independent)	02085054821

Entertainment

Restaurants and pubs	
King William IV	02085004122
Two Brewers	02085011313
Sheesh	02085591155
Papillon	02085006080
Casa Pipino	02085056888
Indian Ocean	02085000303

Local Attractions / Landmarks

Epping Forest
Fairlop Waters Country Park
Hainault Park
Repton Park

Ground Floor
Approx. 161.1 sq. metres (1733.9 sq. feet)



Ground Floor

Entrance Hall	
Cloakroom	
Family Room	13'12 x 11'4
Sitting Room	24'10 x 11'11
Kitchen/Breakfast Room	24'7 x 11'11
Dining Room	15'11 x 11'4
Utility Room	4'11 x 11'4

First Floor

Landing	
Bedroom 1	16'3 x 12'1
En-Suite Bathroom	
En-Suite Dressing Room	
Bedroom 2	14'2 x 11'4
Bedroom 3	12'1 x 10'11
Bedroom 4	12'1 x 11'12
En-Suite Shower Room	
Bathroom	

Outside

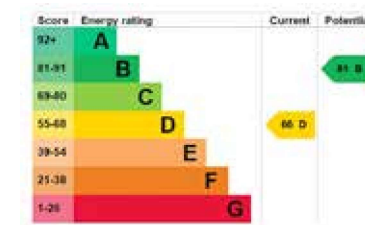
Garage
Off Street Parking
Rear Garden
Swimming Pool

First Floor
Approx. 104.1 sq. metres (1120.0 sq. feet)



£2,250,000

Council Tax Band: H
Tenure: Freehold



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