



Guide Price  
£1,150,000  
Freehold

Grove Lane, Chigwell, Essex, IG7

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0.9 miles from Grange Hill Station  
11.3 miles from Canary Wharf Station  
24.6 miles from Stansted Airport



A stunning newly built detached house  
with a wealth of modern conveniences.



Being sold chain-free and ready to move  
straight into

Off street parking with a 7 KW electric  
vehicle charging points

Secure gated access with an entry  
phone system

Bespoke kitchen with integrated NEFF  
appliances and marble countertops

Ultra-fast full fibre broadband

Air source heat pump for both hot  
water and heating

Underfloor heating throughout the  
ground floor and all bath/shower rooms

A 10-year NHBC builder's warranty







Upon entering the house, you are greeted by a spacious hallway with tiled flooring, leading to a guest cloakroom. The family room offers ample space, with a front-facing window that floods the room with natural light. A versatile study with a window to the front provides an ideal space for work from home or to use as a playroom.

The heart of the home is the open-plan lounge/kitchen/dining room. This beautifully designed space boasts French doors opening onto the rear garden's paved patio area, along with large windows that allow plenty of light. The kitchen itself includes high-end integrated NEFF appliances such as a hob with extractor, oven, grill, microwave, fridge-freezer, and dishwasher. The bespoke kitchen units are complemented by marble countertops and a tiled floor. Just off the kitchen is a handy utility room with access to the garden.

The first floor offers three generously sized double bedrooms. Two of the rooms have rear-facing windows offering stunning views of the surrounding farmland, and one

has an en-suite shower room. While a spacious modern bathroom serves the other rooms.

On the second floor, you'll find two well-proportioned bedrooms, complete with Velux windows and one with a balcony with panoramic farmland views. Another modern luxury bathroom complete this floor. The rear garden is the perfect sun-soaked retreat, with more incredible views of the countryside. It includes a large patio finished in Indian sandstone and a well-maintained lawn with planted borders. At the front there is parking for two vehicles and an electric car charging point.

## What the owner says...

"We love the area because it is very safe and whilst it has a beautiful rural location and views it is still easily accessible with well lit roads. The natural light and sunsets are fabulous. Its close to all amenities and transport including the Central Line but still has a country feel with regular visits across the fields at back from lots of wildlife."

# Accommodation

## GROUND FLOOR

### Entrance Hall

### Family Room

13'0 x 8'8 (3.97m x 2.64m)

### Study

9'0 x 8'8 (2.75m x 2.64m)

### Lounge/Kitchen/Dining Room

24'8 maximum x 22'4 maximum (7.52m x 6.81m)

### Utility Room

9'0 x 5'10 (2.75m x 1.78m)

## FIRST FLOOR

### Bedroom 2

12'5 x 8'10 (3.79m x 2.69m)

### En-Suite Shower Room

### En-Suite Dressing Room

6'6 x 6'2 (1.98m x 1.88m)

### Bedroom 3

12'9 x 9'0 (3.89m x 2.75m)

### Bedroom 4

11'3 x 9'0 (3.43m x 2.75m)

### Bathroom

## SECOND FLOOR

### Landing

### Bedroom 1

24'5 x 11'7 (7.45m x 3.53m)

### Balcony

### Guest Bedroom

14'7 x 8'9 (4.45m x 2.67m)

### En-Suite Bathroom

## OUTSIDE

### Off Street Parking

### Rear Garden

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