



Manor Road
Chigwell | Essex | IG7 5PL

FINE & COUNTRY

SELLER INSIGHT

“ We have lived here for the past 25 years and have thoroughly enjoyed our time in this wonderful family home but feel it is now time to downsize. We have refurbished, updated and extended the house to a very high standard and hope that new owners will appreciate everything this special place has to offer. It is in an excellent location as we are less than a mile from Chigwell and Grange Hill underground stations where the Central line trains will whisk you to Liverpool Street in approximately half an hour and the M11 is easily accessible for the M25 as well as Cambridge and Stansted.

With its delightful old buildings coupled with all the amenities needed for modern day living, Chigwell is a special place to live. It offers the largest open spaces of any Greater London area that includes Epping Forest, Hainault Country Park and Roding Valley Meadows Nature Reserve. Residents can enjoy a variety of top class local restaurants, bars, independent shops and sports facilities such as Chigwell Golf Club and David Lloyd Leisure. There is the excellent independent Chigwell School and Outstanding state schools in the nearby vicinity.*

* 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

Manor Road

This impressive detached six-bedroom house is the epitome of sophisticated elegance and luxury. It is approached via wrought iron and gold painted automatic gates flanked by imposing pillars leading to a block paved frontage with parking for approximately 30 cars, a central fountain and bordered by shrubs and trees.

There is an integral garage and French doors to a triple aspect porch with oak doors leading to the awe-inspiring entrance hall. This has a sweeping oak staircase to the U-shaped galleried landing, access to the sitting and dining rooms and patterned granite flooring that continues through an archway. The gorgeous 37ft sitting room has bay windows at either end, herringbone wood flooring that flows through to the dining room, ornate coving, a feature ceiling, an attractive fireplace and double doors to the dining room with its equally charming bay window and ornate coved ceiling.

The rest of the ground floor comprises a television room, a study, a cloakroom and a triple aspect lounge. This includes herringbone wood flooring, an impressive ceiling with inset lighting and ornate coving.

About four years ago a single storey extension was built that includes the kitchen/breakfast room and no expense has been spared in the design of this wonderful space with porcelain floor tiles and a plethora of high end Pyram hand painted units housing a myriad of appliances. There is a central island/breakfast bar, space for a table and chairs, access to the lounge and the dual aspect garden room. This has French doors to the terrace, a door to the garden, storage units, cooking facilities and a sink to support outdoor entertaining.

Off the spacious first floor landing is a contemporary shower room and three double bedrooms including one with fitted cupboards. There is access to an inner landing that has a trendy spiral staircase to the second floor loft room and a door to the modern bathroom. There are also three further double bedrooms including two with built in cupboards and a luxurious one with fitted bedroom furniture and a gorgeous en-suite bathroom.

The large walled terrace in the easy-to-manage rear garden is ideal for outdoor entertaining. It has impressive steps up to a vast lawn surrounded by mature trees and shrubs.





Travel Information

Chigwell Station	0.9 miles
Canary Wharf	10.9 miles
Stansted Airport	24.2 miles

Leisure Clubs & Facilities

Chigwell Golf Club	02085002384
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	

Education

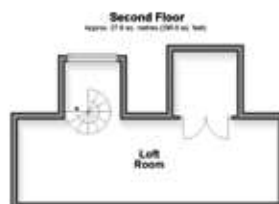
Primary School	
Chigwell Primary Academy	02085002666
Limes Farm Infant and Junior	02085007566
Wells Park Primary	02085026446
Secondary School	
West Hatch School	02085048216
The Forest Academy	02085004266
Chigwell School (independent)	02085015700

Entertainment

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

Local Attractions / Landmarks

Epping Forest
Fairlop Waters Country Park
Rodin Valley Meadows Nature Reserve
Hainault Country Park



Ground Floor

Entrance Porch	
Entrance Hall	
Cloakroom	
Study	11'3 x 9'11
Sitting Room	37'3 x 13'9
Dining Room	17'1 x 13'11
Television Room	15'10 x 9'6
Lounge	29'11 x 21'2
Kitchen/Breakfast Room	20'0 x 21'2
Garden Room	25'7 x 9'8

First Floor

Landing	
Bedroom 1	23'6 x 21'4
En-Suite Bathroom	
Bedroom 2	19'7 x 13'0
Bedroom 3	16'1 x 14'1
Bedroom 4	14'0 x 12'4
Bedroom 5	14'0 x 9'10
Bedroom 6	14'1 x 8'6
Bathroom	
Shower Room	

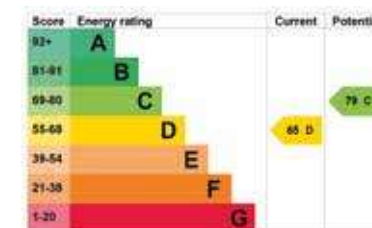
Second Floor

Loft Room	26'0 x 16'2
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Outside

Garage	
Off Street Parking	£ 3,450,000
Rear Garden	

Council Tax Band: H
Tenure: Freehold



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