



Chigwell Grange
High Road | Chigwell | Essex | IG7 6BF

STEP INSIDE

Chigwell Grange

Located in the prestigious gated enclave of Chigwell Grange is this stunning modern three storey, five bedroom detached house. It is approached off a block paved access road with a driveway leading to a double garage as well as a pathway flanked by front lawns to the front door. This opens to the hallway with engineered oak flooring and includes a contemporary cloakroom, stairs to the upper floors and an understairs cupboard as well as access to the ground floor accommodation.

There is the impressive 30ft triple aspect kitchen/family room with charming bay windows and bi-fold doors to the large rear terrace. The attractive blue and white units in the kitchen house a variety of upmarket appliances with a large central island/breakfast bar, while still leaving space for a dining table and seating adjacent to the bi-fold doors providing views over the garden and access to the utility room.

You will also find a separate dining room for more formal occasions and family celebrations and a delightful sitting room that also has bi-fold doors to the terrace and a stone surround fireplace with a contemporary gas fire as a charming focal point.

The light and spacious first floor landing includes a storage cupboard as well as access to the contemporary bathroom with a vanity basin and three double bedrooms. One has a fitted wardrobe, an en-suite double shower room and a bay window; another includes a fitted cupboard. The largest one covers half the first floor and includes a well-proportioned bedroom with a bay window, a beautifully fitted dressing area and a superb en-suite bathroom with a stand-alone oval bath. The second floor features a modern bathroom that services two good sized double bedrooms with box bay windows that make a great space for teenagers or older children looking for a bit of privacy and independence.

Outside the very easy to manage secure rear garden consists of a vast terrace for outdoor entertaining and relaxing in the sunshine, with steps down to a lawn area with a pathway to a gate to the driveway and a rear door from the garage.









SELLER INSIGHT

This has been a delightful family home and, as it is in a gated development, it is very quiet and also extremely safe for children and pets. We are in a very convenient location as it is only a mile to Chigwell station where the Central line underground trains can whisk you to Liverpool Street in about half an hour. So, commuting to London is very easy and we are also not far from the M11 and M25.

With its 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, Roding Valley Meadows Nature Reserve and Fairlop Water Country park where water sport enthusiasts can enjoy fishing, sailing, rowing and windsurfing.

There are top class local pubs and restaurants including the King William IV pub and the Sheesh Turkish restaurant, housed in the historic Ye Olde Kings Head that was believed to be the setting for the Maypole pub in Charles Dickens' Barnaby Rudge. You will also find Brook Parade with its independent shops as well as access to the Chigwell Golf Club, the Woolston Manor Golf and Country Club and the David Lloyd Leisure Centre.

There are excellent educational facilities in the vicinity including the top class independent Chigwell School and good state schools such as Ilford County High School and Debden Park High School, while the Ray Lodge Primary has been rated Outstanding by Ofsted.



* 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.



Travel Information

Chigwell Station	1.0 miles
Canary Wharf	15.0 miles
Stansted Airport	22.7 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 School	
Chigwell Primary Academy	02085002666
Ray Lodge Primary School	02085047301
Limes Farm Infant and Junior	02085007566
Secondary School	
West Hatch School	02085048216
Ilford County High School	02085516496
The Forest Academy	02085004266
Debden Park High School	02085082979
Independent School	
Bancrofts School (independent)	02085054821
Avon House (independent)	02085041749
Chigwell School (independent)	02085015700

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

Entrance Hall	
Cloakroom	
Dining Room	11'9 x 10'5
Sitting Room	18'6 x 18'12
Kitchen/Family Room	30'6 x 15'2
Utility Room	6'11 x 5'9

First Floor

Landing	
Bedroom 1	15'1 x 15'0
En-Suite Dressing Area	14'5 x 7'3
En-Suite Bathroom	
Bedroom 4	15'1 x 15'0
Bedroom 5	15'3 x 11'3
En-Suite Shower Room	
Bathroom	

Second Floor

Landing	
Bedroom 2	11'4 x 24'11
Bedroom 3	11'4 x 18'0
Bathroom	

Outside

Garage
Off Street Parking
Front Garden
Rear Garden

£ 2,000,000

Council Tax Band: H
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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