

Daniel  
Frank





## 37 Five Oaks Lane Chigwell, IG7 4FJ

A beautifully presented two-bedroom semi-detached home, built in 2021 and offered chain free, forming part of the highly sought-after Oaklands Hamlet development in Chigwell.

Upon entering the property, you are welcomed by a spacious and bright living area which flows seamlessly through to a contemporary kitchen/diner. The stylish kitchen is fully equipped with ample storage and workspace, creating the perfect setting for both everyday living and entertaining.

French doors from the kitchen/diner open out onto a well-maintained rear garden, featuring a lawned area and decking to the rear - an ideal space for outdoor dining and relaxation. The ground floor also benefits from a convenient downstairs WC.

Upstairs, the property offers two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A modern family bathroom serves both rooms and is finished to a high standard.

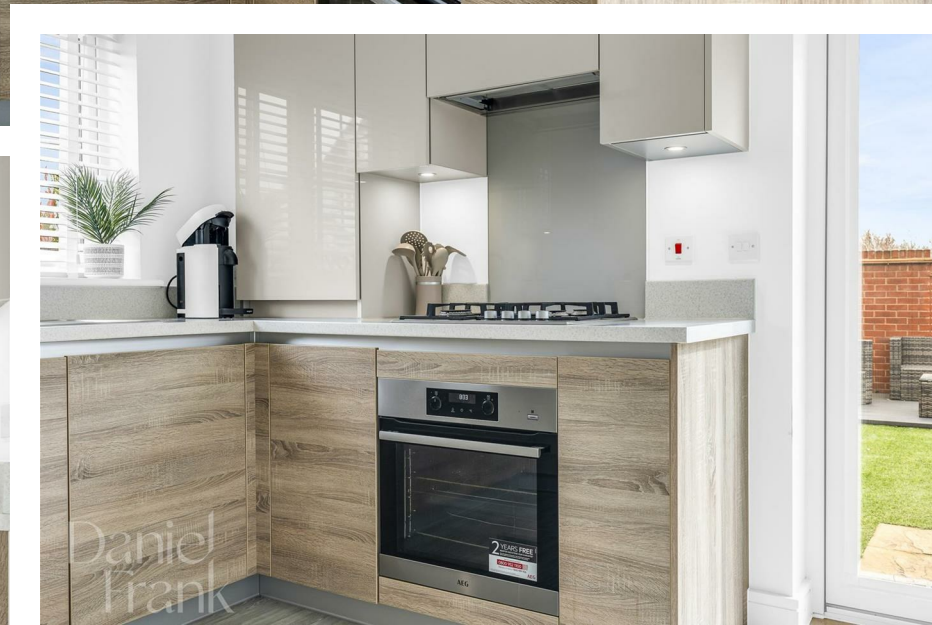
Externally, the property further benefits from off-street parking and a private rear garden.

Oaklands Hamlet is a highly desirable parkland development, ideally positioned adjacent to Hainault Forest Golf Club. Residents benefit from a central community square and approximately 25 acres of public open green space, including a newly established country park and scenic cycle routes. The development also enjoys far-reaching views towards Canary Wharf and the surrounding countryside.

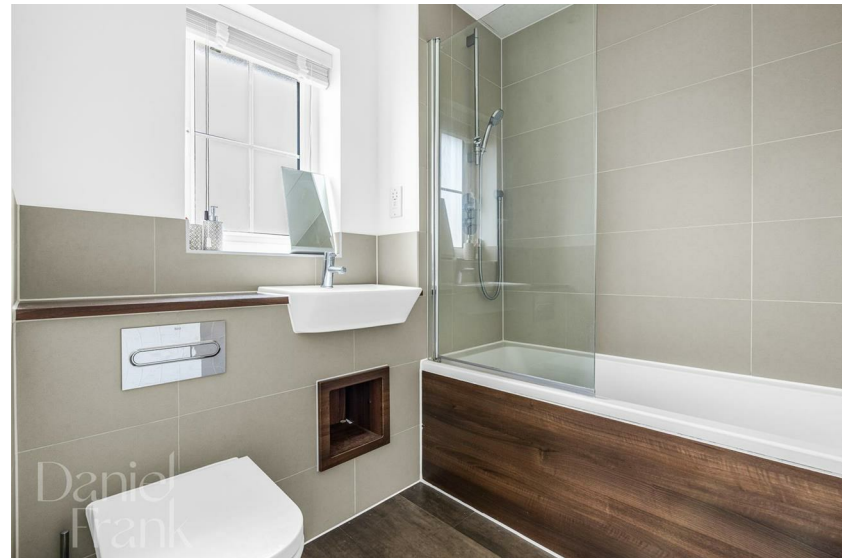
Ideally located, the property is just moments from Hainault Forest and Hainault Golf Course, with both Fairlop and Hainault Underground stations (Central Line) within easy reach, providing direct access into London.

**Tenure** Freehold  
**Council** Epping Forest

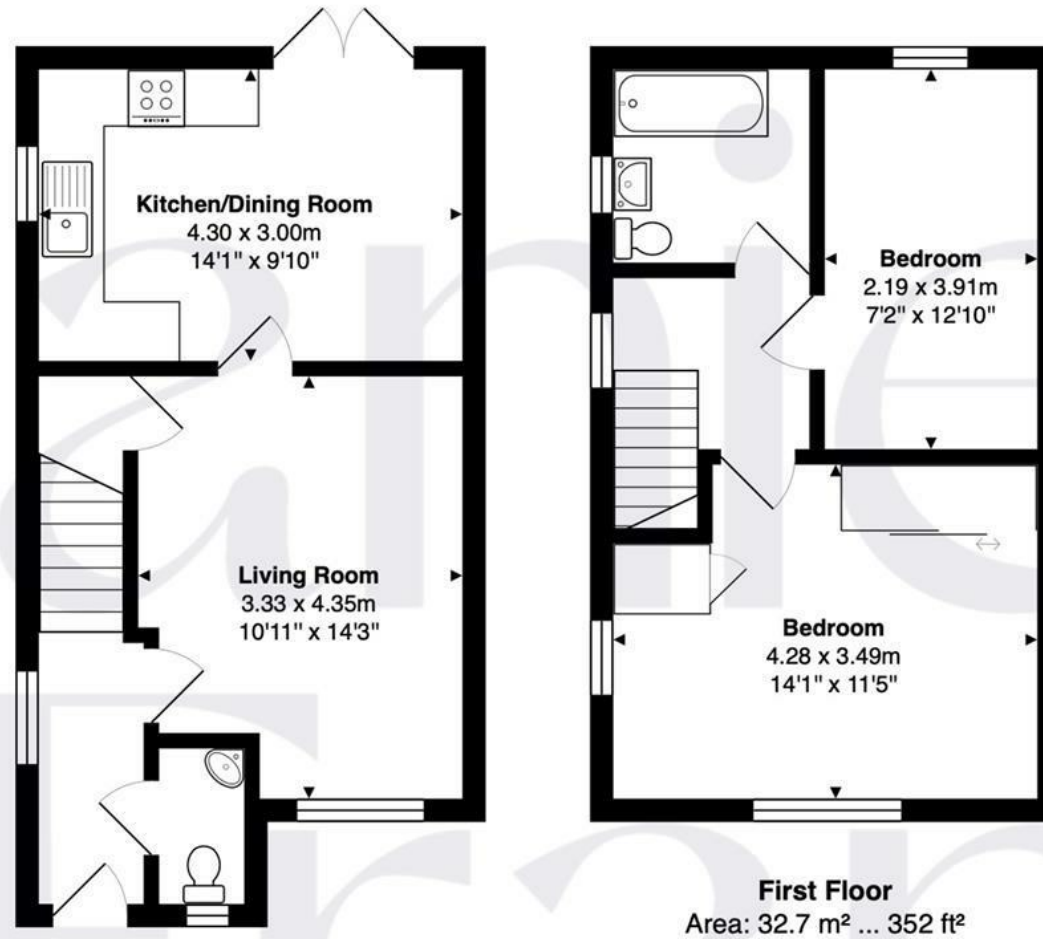




Your Next Chapter



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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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### WHY CHIGWELL?

Chigwell is one of the most sought after areas locally for many reasons. Brook Parade is set in the heart of Chigwell and provides a number of coffee shops and cafes as well as pubs such as The King Will. There is a handful of highly regarded local eateries alongside one of the most coveted restaurants in the area, Sheesh. All of this is just a stones throw away from Chigwell Central Line Station allowing easy access into The City & West End. Chigwell Golf Club was founded in 1925 and offers one of the most renowned courses in Essex. The David Lloyd Gym offers sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

