

Daniel  
Frank





## 10 St. Marys Way Chigwell, IG7 5BX

Guide Price £600,000 - £650,000

Situated in the peaceful cul-de-sac of St Marys Way, this chain-free four-bedroom family home enjoys one of Chigwell's most desirable residential locations, just a short walk from Chigwell Central Line Station, excellent local schools and the area's superb amenities. Offering well-balanced family accommodation, a sunny rear garden and excellent potential to personalise, this is a fantastic opportunity to secure a home in a highly sought-after setting.

The ground floor features a spacious open-plan living and dining room with a charming feature fireplace and direct access to the rear garden, creating a wonderful space for both everyday family life and entertaining. The well-presented kitchen offers ample storage, a useful serving hatch to the dining area and further access to the garden, while a convenient downstairs WC completes the accommodation.

Upstairs, there are four bedrooms, with three benefiting from fitted wardrobes. The fourth bedroom also incorporates deep fitted wardrobes, which provide excellent storage and, if preferred, could be removed to create additional usable floor space, offering flexibility to suit a buyer's individual needs. A family bathroom serves all bedrooms.

Externally, the property benefits from off-road parking and an attached garage with useful loft storage accessed via ladder, providing excellent additional storage. The private rear garden enjoys sunshine throughout the day and offers an ideal space for relaxing, entertaining or family enjoyment.

St Marys Way is perfectly positioned within easy walking distance of Chigwell Central Line Station (approximately 0.7 miles), making commuting into The City and West End straightforward. The property is also conveniently located close to highly regarded schools, including West Hatch High School, together with an excellent selection of local shops, cafés, restaurants and leisure facilities.

Offered to the market chain free.

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

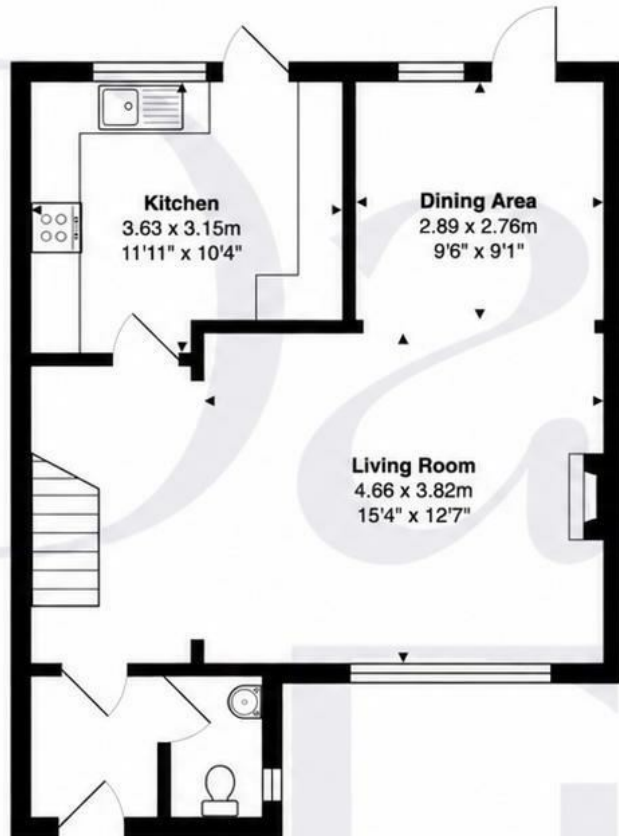




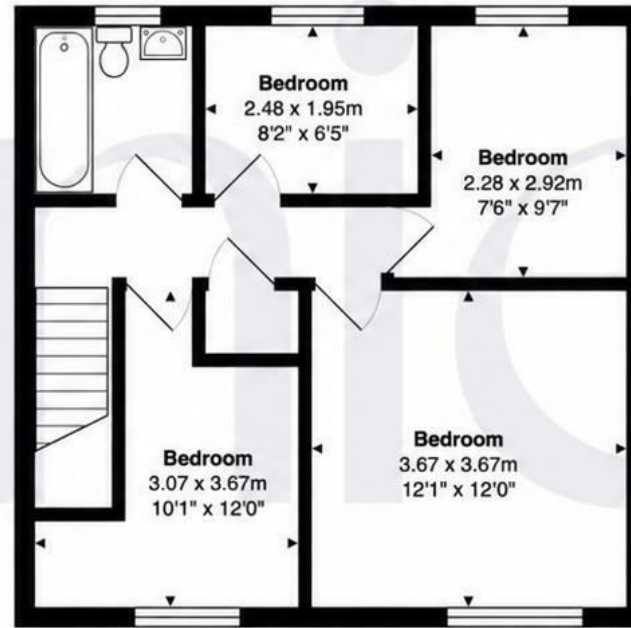
Your Next Chapter



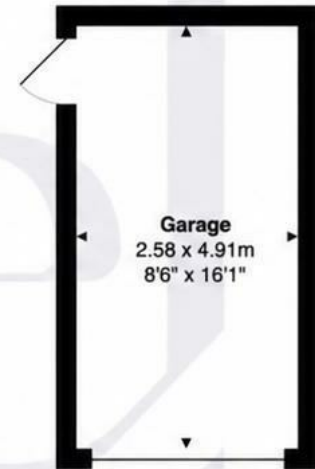
Your Next Chapter



**Ground Floor**  
Area: 49.9 m<sup>2</sup> ... 537 ft<sup>2</sup>



**First Floor**  
Area: 46.6 m<sup>2</sup> ... 501 ft<sup>2</sup>



**Outbuilding**  
Area: 12.7 m<sup>2</sup> ... 136 ft<sup>2</sup>

Total Area: 109.1 m<sup>2</sup> ... 1174 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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 stone's 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>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>72</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		

