

**“Your move is our motivation”**

## **Emmaus Way, Chigwell, IG7**

### **4 Bedroom Detached House**



A spacious and beautifully presented detached family home situated in a quiet cul de sac in this sought after location in Chigwell. The home has an attractive 56ft rear garden, detached garage and is close to Chigwell central line tube station.

- ◆ 19ft lounge & a separate 10ft dining room
- ◆ A newly fitted modern kitchen with integrated appliances and a separate utility room
- ◆ A three-piece family bathroom, en suite shower room and a guest cloakroom wc
- ◆ An attractive 56ft x 35ft rear garden with side access
- ◆ A detached garage and off-street parking
- ◆ Chigwell (central line) tube station (only a short walk away)
- ◆ Emmaus way is situated within close proximity to good schools, local shops, restaurants and amenities
- ◆ Potential to extend rear and upper elevations subject to planning permission

**[John Thoma Bespoke Estate Agency, Chigwell Branch](#)**

*The Coach House 201 High Road Chigwell Essex IG7 5BJ*  
**[020 8340 8833 Local call rate](#)**



**John Thoma Bespoke Estate Agency, Chigwell Branch**

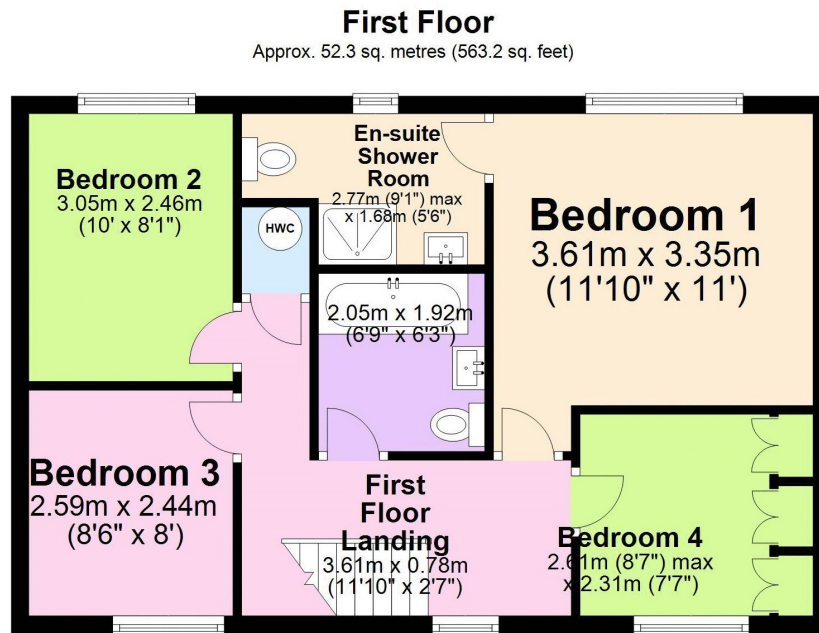
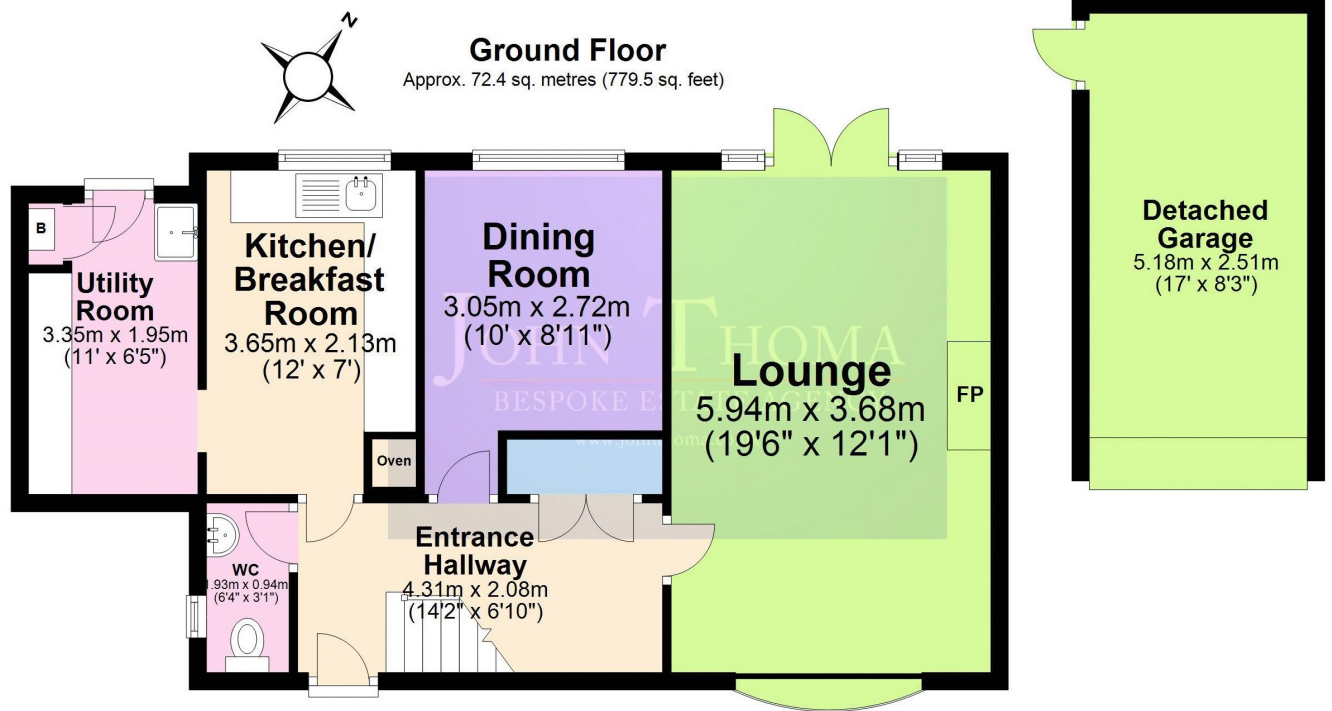
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# Floor Plan



## Total Square Footage

Approx. 124.7 sq. m (1342.7 sq. ft.)

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# Dimensions

## Entrance Hallway

14' 2" x 6' 10" (4.31m x 2.08m)

## Guest Cloakroom WC

6' 4" x 3' 1" (1.93m x 0.94m)

## Lounge

19' 6" x 12' 1" (5.94m x 3.68m)

## Dining Room

10' 0" x 8' 11" (3.05m x 2.72m)

## Kitchen / Breakfast Room

12' 0" x 7' 0" (3.65m x 2.13m)

## Utility Room

11' 0" x 6' 5" (3.35m x 1.95m)

## First Floor Landing

12' 7" x 5' 11" (3.83m x 1.80m)

## Bedroom One

11' 0" x 10' 9" (3.35m x 3.27m)

## En Suite Shower Room

9' 1" x 5' 6" (2.77m x 1.68m)

## Bedroom Two

10' 0" x 8' 1" (3.05m x 2.46m)

## Bedroom Three

8' 6" x 8' 0" (2.59m x 2.44m)

## Bedroom Four

8' 7" x 7' 7" (2.61m x 2.31m)

## Bathroom

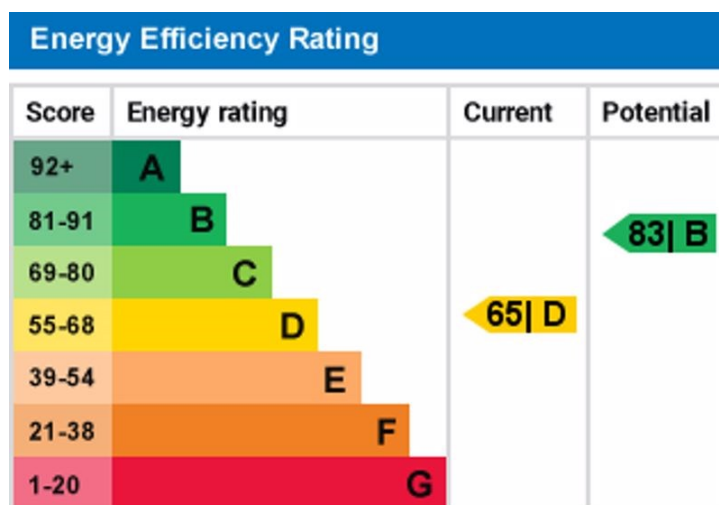
6' 8" x 6' 3" (2.03m x 1.90m)

## Rear Garden

56' 0" x 35' 6" (17.06m x 10.81m)

## Garage

17' 0" x 8' 3" (5.18m x 2.51m)



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