

Daniel  
Frank





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

Situated in the quiet cul-de-sac of St Marys Way, this well-presented, four-bedroom family home offers spacious and practical accommodation in a sought-after Chigwell location.

The ground floor features a spacious open-plan living and dining area, complete with a charming feature fireplace and direct access to the rear garden, creating an ideal space for both family living and entertaining. The kitchen is well presented and offers ample storage, along with access to the rear garden and a useful serving hatch through to the dining area. A downstairs WC completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, three of which benefit from fitted wardrobes, alongside a family bathroom serving all bedrooms.

Externally, the property has off-road parking and a garage with useful loft storage accessed via ladder, providing excellent storage and convenience. The rear garden enjoys sunshine throughout the day and provides a private outdoor space perfect for relaxing and entertaining.

St Marys Way is positioned within close proximity to Chigwell's local amenities and West Hatch High School. The property is also conveniently located just 0.7 miles from Chigwell Central Line Station, providing excellent transport links into London.

This property is offered to the market chain free.

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

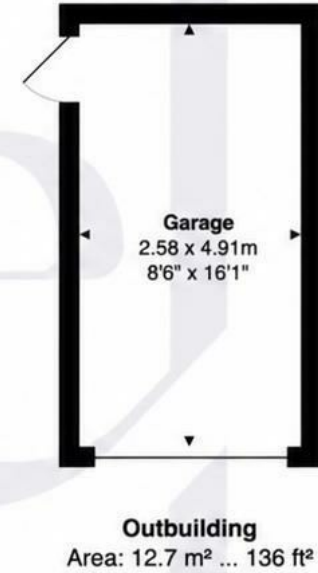
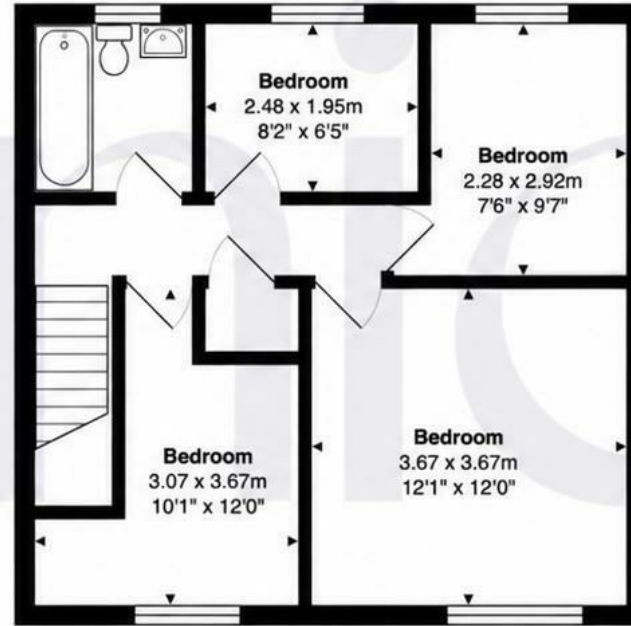
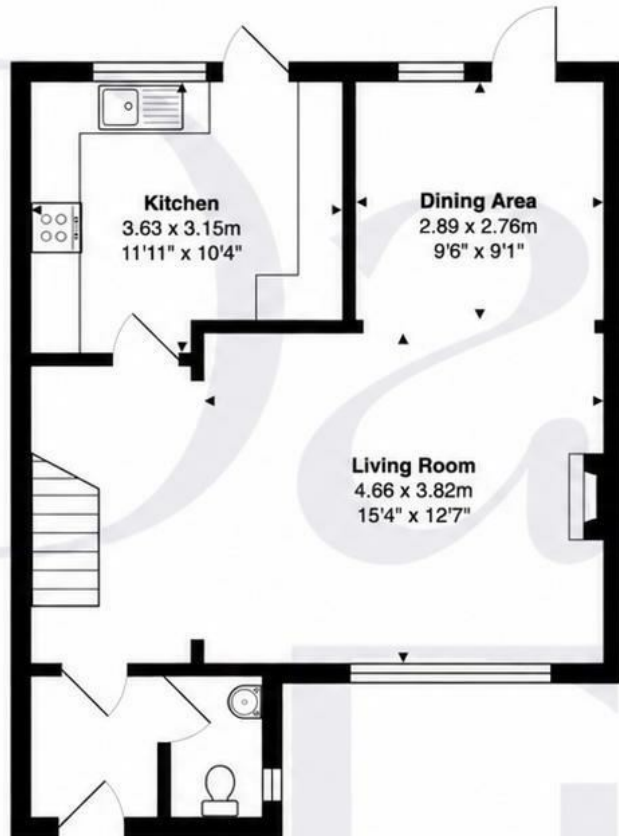




Your Next Chapter



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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) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

