

Daniel  
Frank





## 98 Hainault Road Chigwell, IG7 5DH

Offering over 1,950 sq ft of living space, this spacious five-bedroom semi-detached family home is set in a highly sought-after location, within walking distance of Chigwell's Central Line station and close to excellent local shops and amenities.

From the moment you arrive, you'll appreciate the generous driveway with off-street parking for four to five cars and a welcoming porch that opens into the hallway. The ground floor is designed for comfortable family living and effortless entertaining, featuring a cosy lounge, two versatile sitting rooms, and a spacious fitted kitchen/dining area. There's also a practical utility room and a convenient guest cloakroom.

Upstairs, the home offers five well-proportioned double bedrooms, including a master bedroom with its own stylish en-suite, along with a modern family bathroom to serve the rest of the household.

To the rear, the impressive garden extends over 130 feet, complete with a paved patio, expansive lawn, and an outbuilding at the far end.

Already a fantastic family home, this property also offers excellent potential to extend or reconfigure to suit your needs, subject to the usual permissions (with planning permission previously granted in 2017).

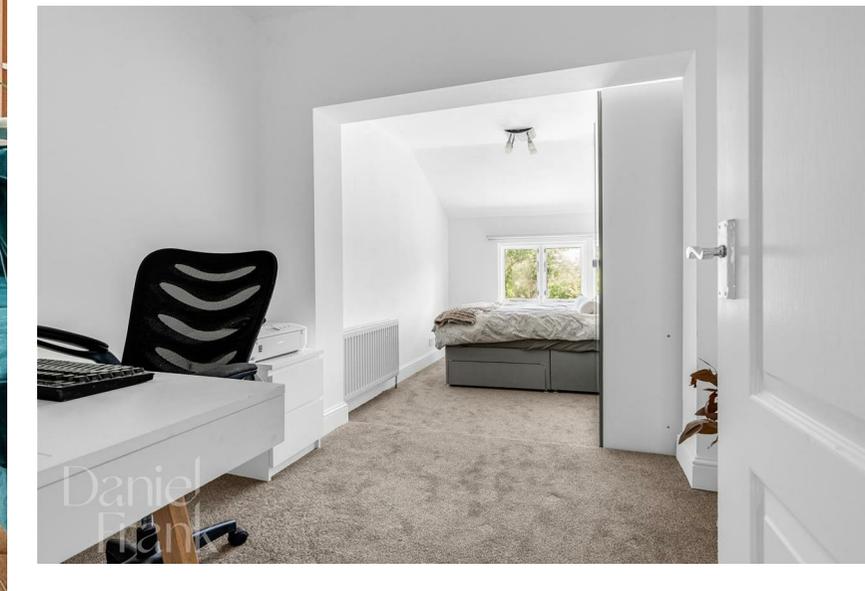
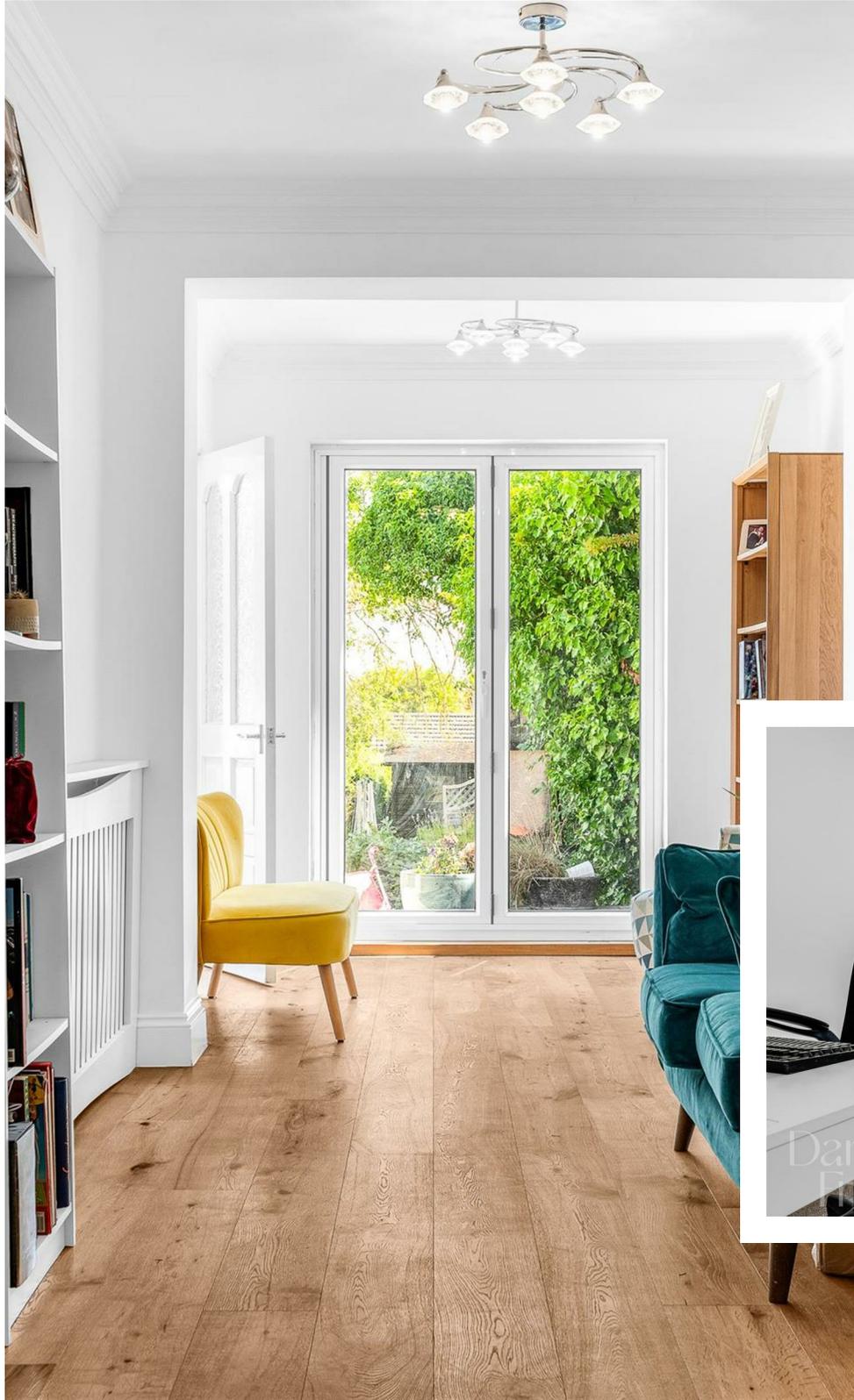
**Tenure** Freehold  
**Council** Epping Forest.





Your Next Chapter

Daniel  
Frank



Your Next Chapter



Total Area: 182.0 m<sup>2</sup> ... 1959 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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)



## 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) A			
(81-91) B			82
(69-80) C			
(55-68) D		68	
(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	

