



Brook Way  
Chigwell | Essex | IG7 6AA

FINE & COUNTRY

# SELLER INSIGHT

“ It has been a labour of love to completely refurbish this delightful house to an extremely high standard and I hope that new owners will appreciate and enjoy everything this house now has to offer. All the fixtures, fittings and appliances are of the highest standard including in the kitchen that was created by the Italian kitchen company MK Cucine and has Corian worktops, Miele ovens, warming drawer, fridge, freezer and dishwasher as well as Barazza taps, induction hob and extractor and a Miele washing machine and tumble dryer in the utility room. The bathroom sanitaryware is by Villeroy and Boch with Vado mixer taps and Novelli shower trays.

The house is in a delightful area of Chigwell with the brook and woodland opposite. The town offers the largest open spaces of any Greater London area that includes Epping Forest, Hainault Country Park and Roding Valley Meadows Nature Reserve. At the same time it is a short walk to Chigwell station on the Central Line enabling commuters to be in Liverpool Street in approximately 30 minutes and it is not far from the M11 for access to the M25, Stansted and Cambridge. Residents can enjoy a variety of top class local restaurants, bars, independent shops and sports facilities such as Chigwell Golf Club and David Lloyd Leisure. There is the excellent independent Chigwell School and Outstanding state schools in the nearby vicinity.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# STEP INSIDE

## Brook Way

---

A stunning remodelling of this detached, early twentieth century house has been undertaken by the owner and it has now been converted into a superb and contemporary, three storey five bedroom residence. It will tick all the boxes for anyone looking to move straight into a luxurious property that is immediately available and enjoy everything this house has to offer.

Turning into the spacious block paved frontage, with off road parking for two to three cars, you realise the house is something special as soon as you see the exterior. With its fascinating herringbone brickwork and oak timbers, bay window and impressive steps up to the covered porch and contemporary front door.

With large and beautiful Italian porcelain tiles and white walls that flow throughout the ground floor as well as complimentary pale grey Dorigo doors, the first impression is one of contemporary design, brightness and space. It leads to a good sized formal sitting room with a bay window, a cloakroom and the study with fitted cupboards.

Double doors lead to the large, dual aspect lounge which is open plan to the simply awe-inspiring 27ft kitchen/breakfast area. This has a large skylight, floor to ceiling windows and French doors leading to the rear terrace, offering a delightful view across the garden. The impressive high end kitchen includes grey units, a long central island and an adjacent fitted utility room.

On the first floor there is a modern family bathroom and three double bedrooms including one with double aspect and a bay window and one with an en-suite shower room. Bedroom one is particularly impressive, it is over 25ft and has a superb en-suite bathroom with a stand-alone bath and a double shower as well as a dressing room. While on the second floor there is a trendy shower room that services two double bedrooms.

The attractive and secluded rear garden has been newly fenced and landscaped creating a large tiled terrace, bordered by a dwarf wood wall with steps and shrub borders that lead to the lawn and an impressive mature tree.







**Travel Information**

Chigwell Station	0.4 miles
Canary Wharf	17.0 miles
Charing Cross	14.4 miles

**Leisure Clubs & Facilities**

Chigwell Golf Club	02085002384
Abridge Golf and Country Club	01708688396
Top Golf Playing Centre	02085002644
Old Loughtonians Hockey Club	02085044010
David Lloyd Leisure Centre	03451296793
Chigwell Tennis Club	07779625918

**Healthcare**

Chigwell Medical Centre	02033766670
Willows Medical Practice	02085015051
Hainault Health Centre	02089246170
Whipps Cross University Hospital	02085395522

**Education**

**Primary School**

Chigwell Primary Academy	02085002666
Limes Farm Infant and Junior	02085007566
Wells Park Primary	02085026446

**Secondary School**

West Hatch School	02085048216
The Forest Academy	02085004266
Chigwell School (independent)	02085015700

**Entertainment**

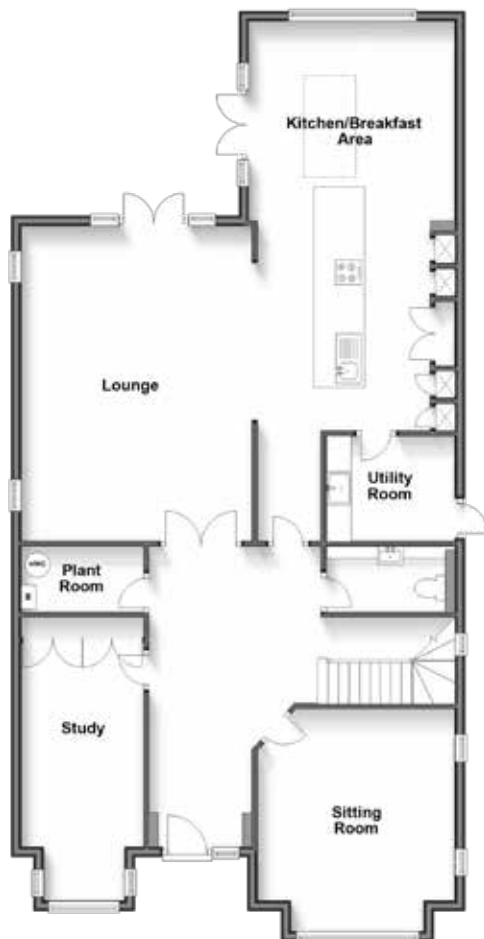
**Restaurants and pubs**

King William IV	02085004122
Two Brewers	02085011313
Papillon	02085006080
Casa Pipino	02085056888
Indian Ocean	02085000303

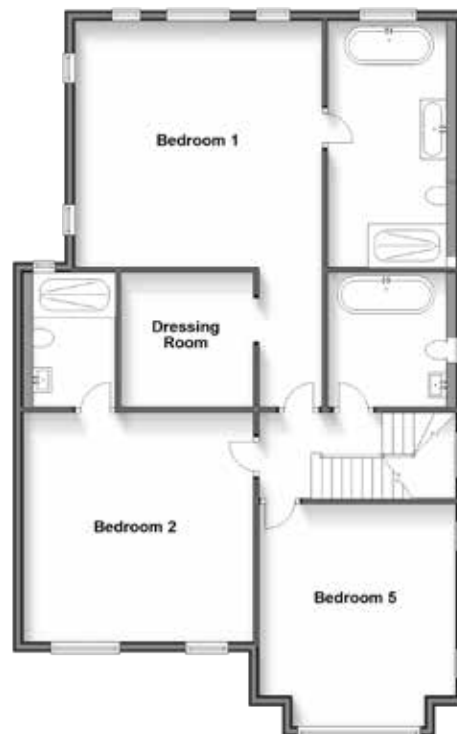
**Local Attractions / Landmarks**

Epping Forest
Fairlop Waters Country Park
Rodin Valley Meadows Nature Reserve
Hainault Country Park

**Ground Floor**  
Approx. 134.1 sq. metres (1443.4 sq. feet)



**First Floor**  
Approx. 109.9 sq. metres (1183.2 sq. feet)



**Second Floor**  
Approx. 59.7 sq. metres (643.1 sq. feet)



## Ground floor

Entrance Hall	20'2 x 11'5
Cloakroom	
Plant Room	
Sitting Room	14'10 x 12'11
Study	18'10 x 7'10
Lounge	21'0 x 15'4
Kitchen/Breakfast Area	27'4 x 13'4
Utility Room	8'4 x 7'0

## First Floor

Landing	
Bedroom 1	25'9 x 16'6
En-Suite Dressing Room	9'0 x 8'9
En-Suite Bathroom	16'4 x 7'6
Bedroom 2	15'5 x 15'3
En-Suite Shower Room	
Bedroom 5	14'9 x 12'11
Bathroom	

## Second Floor

Landing	
Bedroom 3	16'6 x 14'3
Bedroom 5	18'3 x 10'9
Shower Room	
Storage	

## Outside

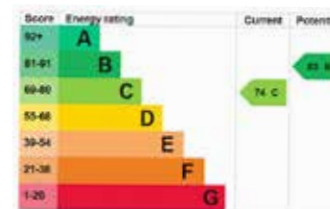
Off Street Parking  
Rear Garden

£ 2,500,000

EPC Rating: C

Council Tax Band: G

Tenure: Freehold



Fine & Country Loughton  
234 High Road, Loughton, Essex IG10 1RB  
020 8418 0018 | [loughton@fineandcountry.com](mailto:loughton@fineandcountry.com)

