



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

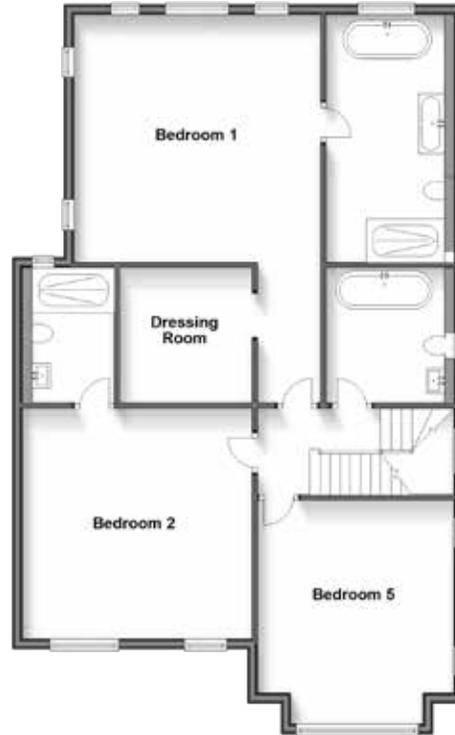
Ground Floor

Approx. 134.1 sq. metres (1483.4 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

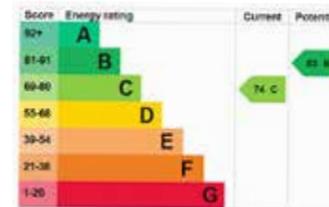
Off Street Parking
Rear Garden

£ 2,500,000

EPC Rating: C

Council Tax Band: G

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 05.07.2022



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