



Price

£900,000  
Freehold

Hainault Road, Chigwell, Essex, IG7



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0.2 miles from Chigwell Station

11.2 miles from Canary Wharf

15.2 miles from Charing Cross Station



A lovely spacious detached house close to Chigwell Station and within close proximity of a selection of private and state schools. Being sold chain free!



3 bedroom detached house

Within walking distance of Chigwell Station

Good selection of shops in the area

Close to a selection of good private and state schools

Large bedroom with an en-suite shower room

Fitted furniture to all bedrooms

Being sold chain free







This charming detached neo-Georgian house was built in the 1990s and is approached via a block paved driveway flanked by hedging, where you can park a two cars. Walking in through the front door you are immediately greeted by a particularly spacious and welcoming entrance lobby. This leads to all the rooms on the ground floor including the kitchen with its white units housing a built in oven, hob, an integrated dishwasher and new fridge freezer as well as a breakfast bar and a back door to the garden. There is an adjacent cloakroom and utility room with space for a washing machine and tumble dryer.

The large lounge is lovely with its French doors to the rear terrace and stone surround fireplace and becomes part of a stunning overall entertainment space when the folding doors between the lounge and dining room are open with the additional French doors from the dining room into the garden and floor to ceiling side windows providing plenty of natural light.

Off the first floor galleried landing there is a bathroom and three double bedrooms including one with fitted wall cupboards and shelving that would make an excellent office or nursery. There are also two further double rooms with fitted wardrobes. Bedroom one, is very large and also has an en-suite shower room.

The secluded rear garden is very easy to manage and includes a good sized lawn and a terrace that spans the width of the property so is ideal for al fresco entertaining.

## What the owner says...

"The house has been an excellent 'downsize' as the main bedroom and entertainment space is large. It is in a great location as there are fields opposite and a nearby playground. It is also very close to the shops and the station in Chigwell, which is on the Central Line so commuting to London is very easy and it is less than half an hour to Liverpool Street Station.

With its delightful old buildings coupled with all the amenities needed for modern day living, Chigwell is a special place to live. It offers the largest open spaces of any Greater London area so there are plenty of places for cycling, riding or walking the dog including Epping Forest, Hainault Country Park and Roding Valley Meadows Nature Reserve. Residents can enjoy local restaurants, bars, independent shops and sports facilities such as Chigwell Golf Club and David Lloyd Leisure Centre. There is the excellent independent Chigwell School and Outstanding state schools in the nearby vicinity."

# Accommodation

## GROUND FLOOR

### Entrance Lobby

### Kitchen

12'4 x 8'9 (3.76m x 2.67m)

### Utility Room

7'11 x 5'1 (2.41m x 1.55m)

### Cloakroom

### Lounge

21'1 x 12'0 (6.43m x 3.66m)

### Dining Room

18'10 x 14'5 (5.74m x 4.40m)

## FIRST FLOOR

### Landing

### Bedroom 1

21'1 x 11'11 (6.43m x 3.63m)

### En-Suite Shower Room

### Bedroom 2

12'3 x 11'6 (3.74m x 3.51m)

### Bedroom 3

12'6 x 8'4 (3.81m x 2.54m)

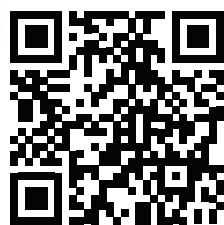
### Bathroom

## OUTSIDE

### Off Street Parking

### Rear Garden

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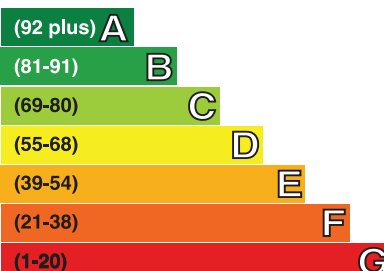
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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
61	82