



Brook Rise
Chigwell | Essex | IG7 6AP

SELLER INSIGHT

“ We love how peaceful the house is and the beautiful views of the open space of green that you look out onto makes you feel like you’re on your own, with lots of privacy but at the same time in the most convenient location close to everything.

The location offers absolute tranquillity with almost no cars going nearby. The garden and how spacious the house was made it such a great family home and we have lots of good memories.*

* 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 Rise

Are you in search of a dream home that offers both comfort and convenience? Look no further! This stunning four bedroom detached house offers a multitude of features and sits on a large plot overlooking a beautiful green.

Situated in an ideal location, this house provides easy access to all the local amenities, with the Central Line station just a short walk away, commuting becomes a breeze. Whether it's work or leisure activities, you'll find yourself conveniently connected. You will also be in the catchment area for some of the best schools in the area.

Upon entering this exquisite house, you will be greeted by a spacious and inviting hallway. The open plan lounge seamlessly merges the dining area, and kitchen, creating a perfect space for entertaining guests or spending quality time with family. The well-appointed kitchen boasts modern appliances, ample storage space, whilst the adjoining dining area provides the perfect setting for intimate family meals or formal gatherings. The house also features four generously sized bedrooms, providing ample space for a growing family or accommodating guests.

The exterior of the house is equally impressive, with a well-maintained garden that offers a peaceful retreat after a long day. The garage provides secure parking for your vehicles, ensuring peace of mind.







Travel Information

| | |
|--------------------------|------------|
| Chigwell Station | 0.4 miles |
| Canary Wharf Station | 11.5 miles |
| Liverpool Street Station | 12.7 miles |
| Stansted Airport | 23.8 miles |

Leisure Clubs & Facilities

| | |
|-------------------------------|---------------|
| Chigwell Golf Club | 020 8500 2384 |
| Abridge Golf and Country Club | 01708 688396 |
| Top Golf Playing Centre | 020 8500 2644 |
| Old Loughtonians Hockey Club | 020 8504 4010 |
| David Lloyd Leisure Centre | 03451 296793 |
| Chigwell Tennis Club | 07779 625918 |

Healthcare

Chigwell Medical Centre 020 3376 6670
 Willows Medical Practice 020 8501 5051
 Hainault Health Centre 020 8924 6170

Education

| | |
|------------------------------|---------------|
| Primary Schools | |
| Chigwell Primary Academy | 020 8500 2666 |
| Limes Farm Infant and Junior | 020 8500 7566 |
| Wells Park Primary | 020 8502 6446 |

Secondary Schools

| | |
|-------------------------------|---------------|
| West Hatch School | 020 8504 8216 |
| The Forest Academy | 020 8500 4266 |
| Chigwell School (independent) | 020 8501 5700 |
| Bancroft (independent 7-18) | 020 8505 4821 |

Entertainment

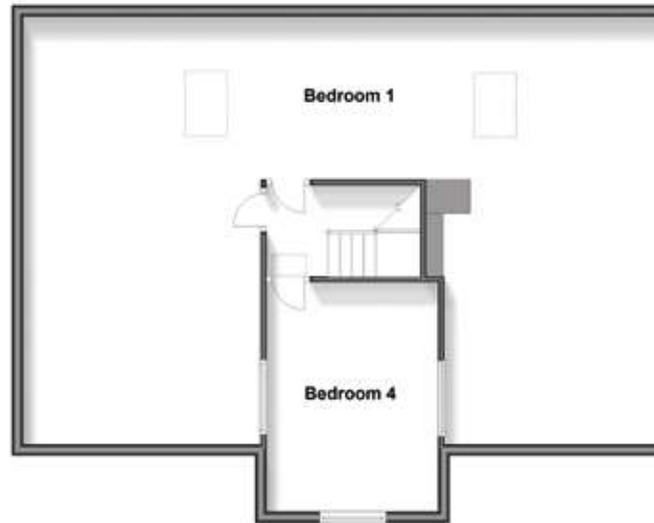
| | |
|----------------------|---------------|
| Pubs and Restaurants | |
| King William IV | 020 8500 4122 |
| Two Brewers | 020 8501 1313 |
| Papillon | 020 8500 6080 |
| Casa Pipino | 020 8505 6888 |
| Indian Ocean | 020 8500 0303 |

Theatres
 CROADS Community Theatre
 East London Cabaret
 Local Attractions / Landmarks
 Epping Forest
 Fairlop Waters Country Park

Ground Floor
Approx. 98.5 sq. metres (1060.3 sq. feet)



First Floor
Approx. 94.1 sq. metres (1013.3 sq. feet)



Ground floor

| | |
|---------------|--------------|
| Entrance Hall | |
| Lounge | 16'0 x 12'5 |
| Dining Area | 7'11 x 12'11 |
| Kitchen | 11'10 x 10'2 |
| Bedroom 2 | 12'5 x 14'5 |
| Bedroom 3 | 11'6 x 13'3 |
| Bathroom | |
| Cloakroom | |

First Floor

| | |
|-----------|-----------------------------------|
| Landing | |
| Bedroom 1 | 24'10 x 14'4 plus 24'10 x 14'2 |
| Bedroom 4 | 10'4 x 13'7 |

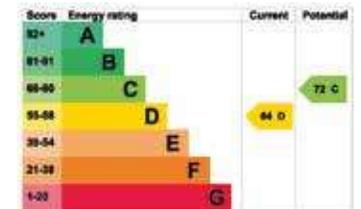
Outside

- Garage
- Off Street Parking
- Rear Garden

£ 1,350,000

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 © 2024 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





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