



P R I M E R E S I D E N T I A L

P R E S E N T S

High Road, Chigwell



Yale

elliott **E | J** james

PRIME RESIDENTIAL

High Road, Chigwell



Elliott James Prime Residential are delighted to welcome to the market this beautiful four-bedroom, semi-detached property in the heart of Chigwell being offered CHAIN FREE.

This home is situated within walking distance to Chigwell Station and the local amenities. As you walk into the house you are greeted with high quality finishes throughout, as well as windows and doors that let in copious amounts of natural light. The separate living room is spacious and is an ideal relaxation space. As you walk in from the hallway it leads onto a fully fitted, luxury kitchen, dining area, complete with additional utility room and a modern, tucked away downstairs toilet.

The bedrooms are all very generous in size, with one offering en-suite shower rooms. There is also main family bathroom. The garden is a lovely size, with a balance of patio space and grass for entertaining. There is also a driveway at the property that will fit two cars.

Please call us on 0208 0165 333 to view this wonderful CHAIN FREE home.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Daniel Thomas
contact@ejpr.co.uk
0208 0165 333

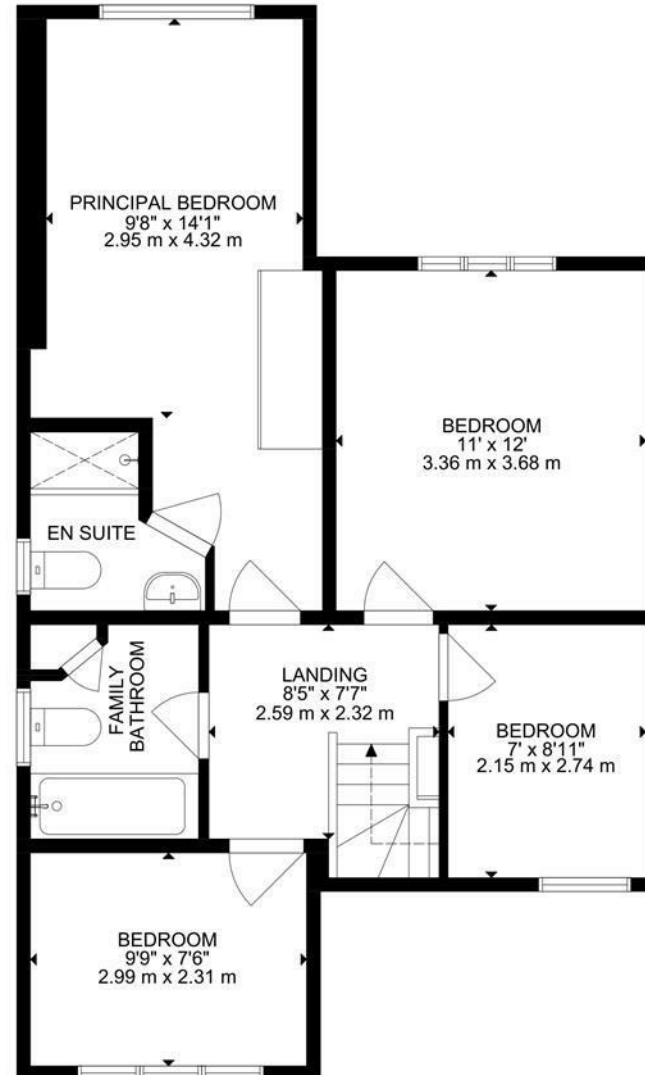
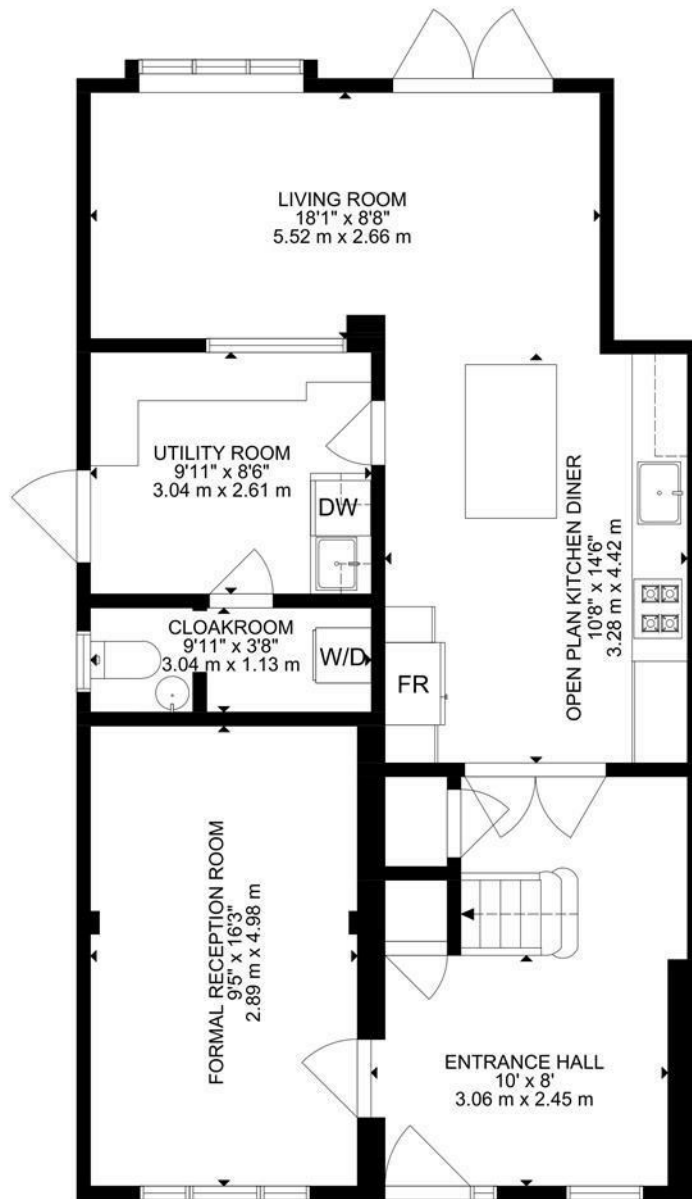
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|-----------------------|-----------------------------------|-----------------|
| Sqft 1528.00 sq ft | Type House - Semi- Detached | Style 1920's |
| Bedrooms 4 | Receptions 2 | Bathrooms 3 |
| Tenure Freehold | Local Authority Epping Forest | Tax Band E |

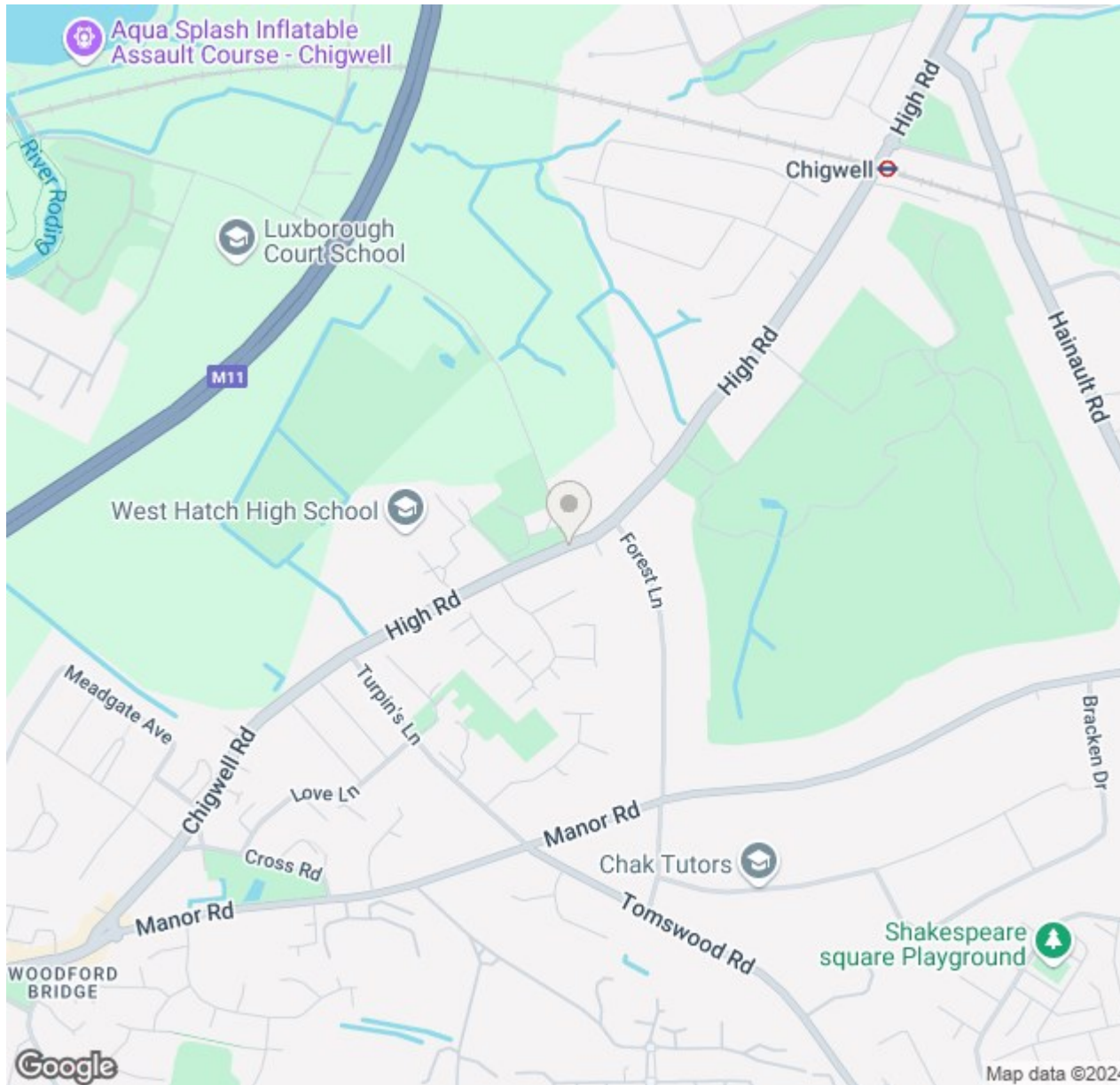
PLANS



GROSS INTERNAL AREA
GROUND FLOOR: 850 SQ FT, 79 m², FIRST FLOOR : 678 SQ FT, 63 m²
TOTAL: 1528 SQ FT, 142 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 73 | 84 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.