



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

P R E S E N T S

Hainault Road, Chigwell





elliott **E | J** james



# Hainault Road, Chigwell



Discreetly hidden behind a gated entrance, this unique, modernised, and extended detached four-bedroom house offers a fabulous blend of traditional and contemporary features. Situated in a premier location just off Chigwell High Road, it is conveniently located within a few hundred yards of the tube station and local shops.

The property boasts a private drive bordered by a front lawn and pleached trees, leading to a pitched glass-roofed porch and an attractive oak front door that opens into a welcoming porch. An inner glazed door leads to the spacious entrance hall, featuring impressive built-in shelving, a cloakroom, stairs to the first floor, and herringbone parquet flooring that flows throughout the underfloor heated ground floor.

The open-plan kitchen, dining, and lounge area is bright and inviting, with vast picture windows and sliding patio doors opening onto the terrace. The contemporary kitchen features sleek, flat-fronted wood units housing a variety of high-end appliances, a full-height glass-fronted larder, and a long central island with an inset hob. There is ample space for a dining table and chairs, while the lounge area includes a stunning contemporary fireplace with an adjacent log store.

Additionally, the ground floor includes a spacious bedroom with bespoke built-in furniture, a wall of patio doors leading to the terrace, and a luxurious contemporary en-suite shower room featuring a walk-in shower and modern vanity basin.

On the opposite side of the hall, there is a separate dual-aspect sitting room, which boasts charming period-style features, including multi-pane casement windows, a coved ceiling, and a log burner.

The staircase leads to a galleried landing and three double bedrooms. One bedroom features an en-suite bathroom and a dressing area, the second has a contemporary en-suite shower room and bespoke built-in furniture, and the third has been fitted out as a home office.



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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.

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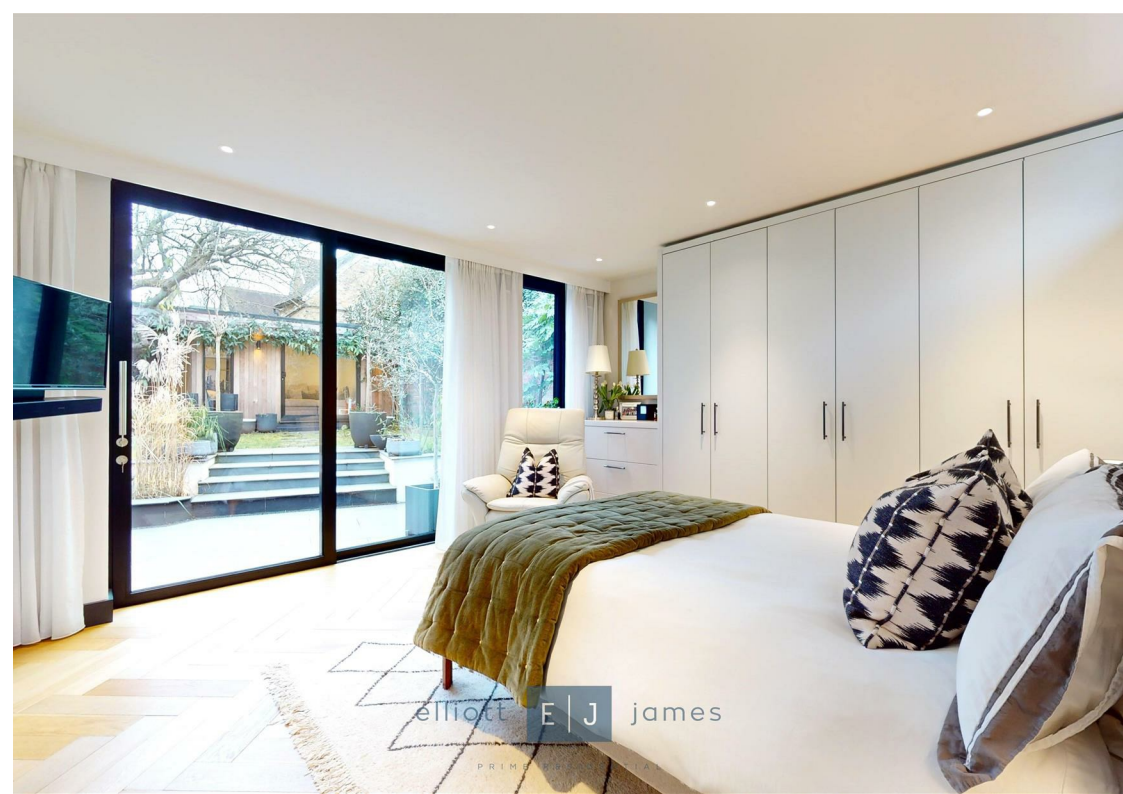
Sqft 1679.00 sq ft	Type House - Detached	Style Contemporary
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest	Tax Band E

# PLANS



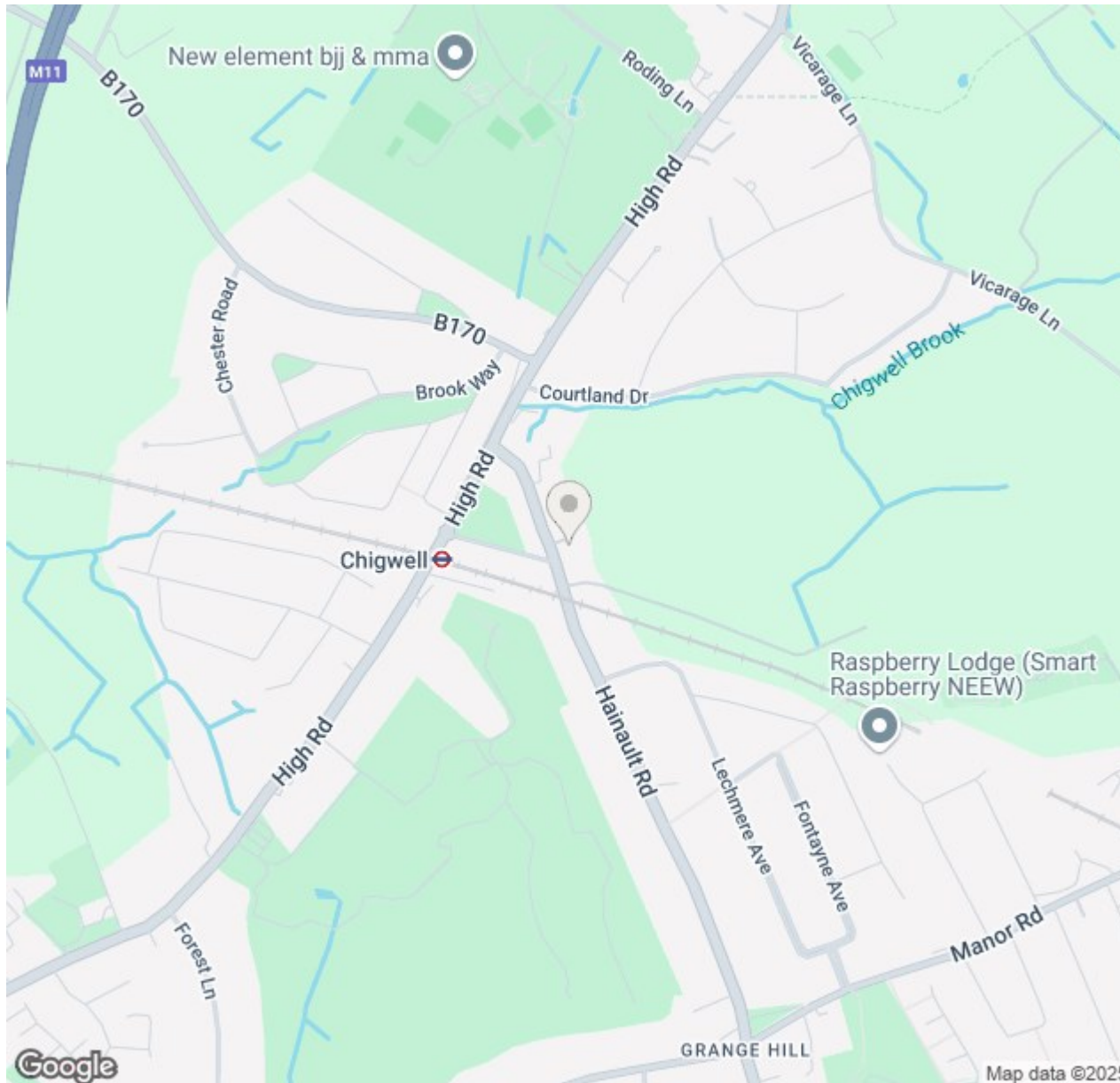
GROSS INTERNAL AREA  
 GROUND FLOOR: 1098 SQ FT, 102 m<sup>2</sup>, FIRST FLOOR : 581 SQ FT, 54 m<sup>2</sup>  
 EXCLUDED AREAS: SUMMER HOUSE: 140 SQ FT, 13 m<sup>2</sup>  
 TOTAL: 1679 SQ FT, 156 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



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

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

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