



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.



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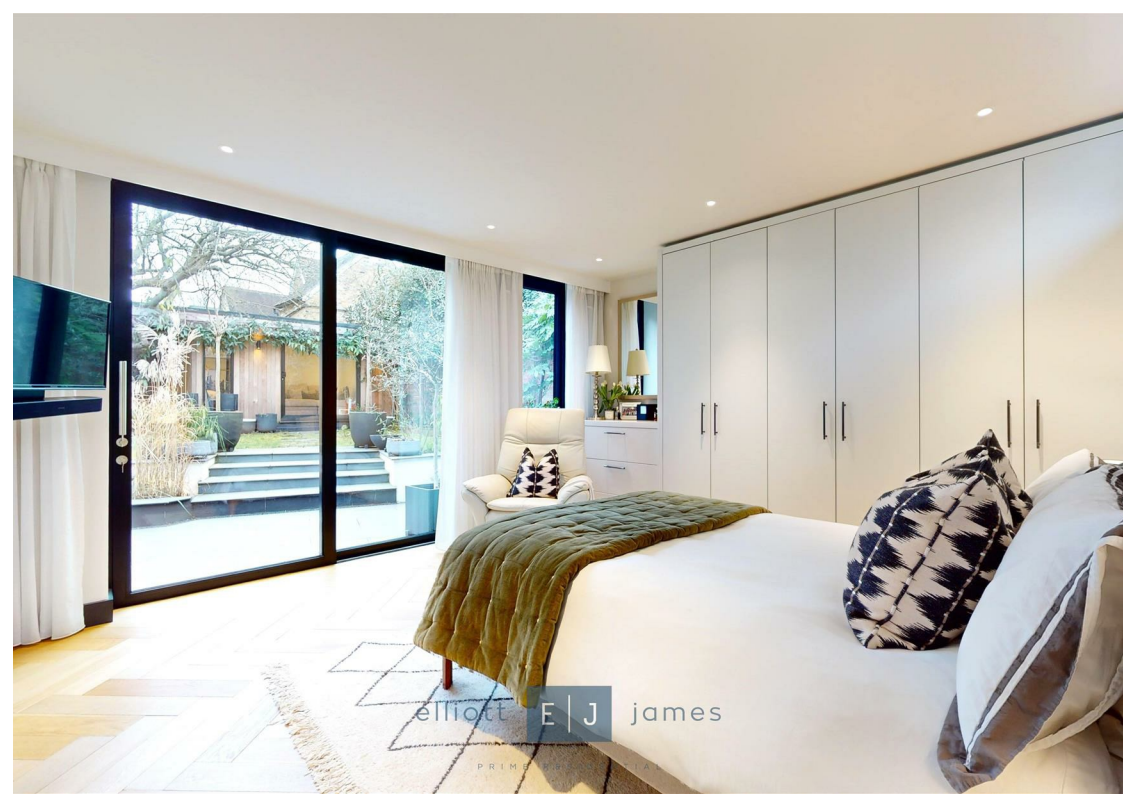
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|-----------------------|----------------------------------|-----------------------|
| Sqft 1679.00 sq ft | Type House - Detached | Style Contemporary |
| Bedrooms 4 | Receptions 2 | Bathrooms 3 |
| Tenure Freehold | Local Authority Epping Forest |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

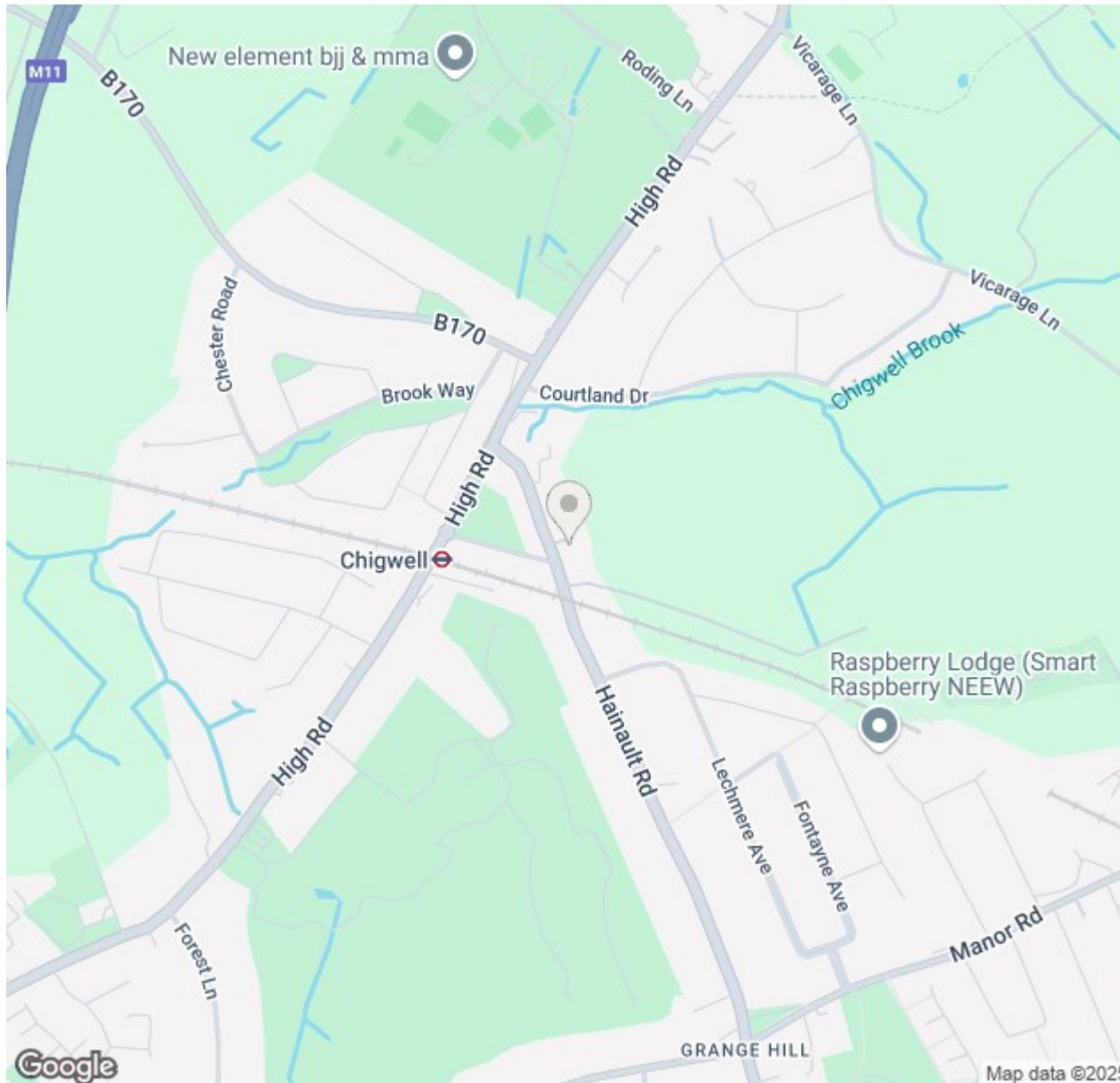
PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 1098 SQ FT, 102 m², FIRST FLOOR : 581 SQ FT, 54 m²
 EXCLUDED AREAS: SUMMER HOUSE: 140 SQ FT, 13 m²
 TOTAL: 1679 SQ FT, 156 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 | | |
| | 69 | 80 |
| 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 | |

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