



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

P R E S E N T S

Grove Lane, Chigwell



## Grove Lane, Chigwell



Located in a quiet residential road this beautiful detached family residence offers comfortable stylish living for today's modern family and includes a combination of underfloor heating in all the bathrooms as well as radiator heating throughout, with air conditioning in the master bedroom suite, study, cinema room and family TV room. The internal accommodation is arranged over three floors with the ground floor comprising of a spacious entrance hall, formal reception room with attractive French Stone fireplace, large formal dining room, study with internal door to the attached double garage and stairs leading to a small landing allowing access to the purpose built sound proof cinema room, utility room, kitchen / breakfast room with integrated Neff appliances, central island and patio doors opening onto the rear garden patio, large family TV room with two sets of patio doors opening out onto the rear garden and downstairs cloakroom. The wide bright first floor landing allows access to the master bedroom suite which comprises of bedroom, lounge area, walk in wardrobe and en-suite bathroom, double bedroom with en-suite bathroom, two double bedrooms and family bathroom. The second floor offers double bedroom with dressing room and en-suite bathroom and a further double bedroom. The 250 ft rear private garden consists of a large patio area which is ideal for entertaining, planted borders with a wide variety of plants and shrubs and manicured laid to lawn. The property is set behind electric gates with attractive side planted borders and the 100ft front carriage driveway facilitates ample parking for numerous vehicles. Viewing is strictly by appointment only.



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With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



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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 4987	Type House - Detached	Style Queen Anne
Bedrooms 6	Receptions 5	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band Band G





3.55pm Wed 04/03

sky

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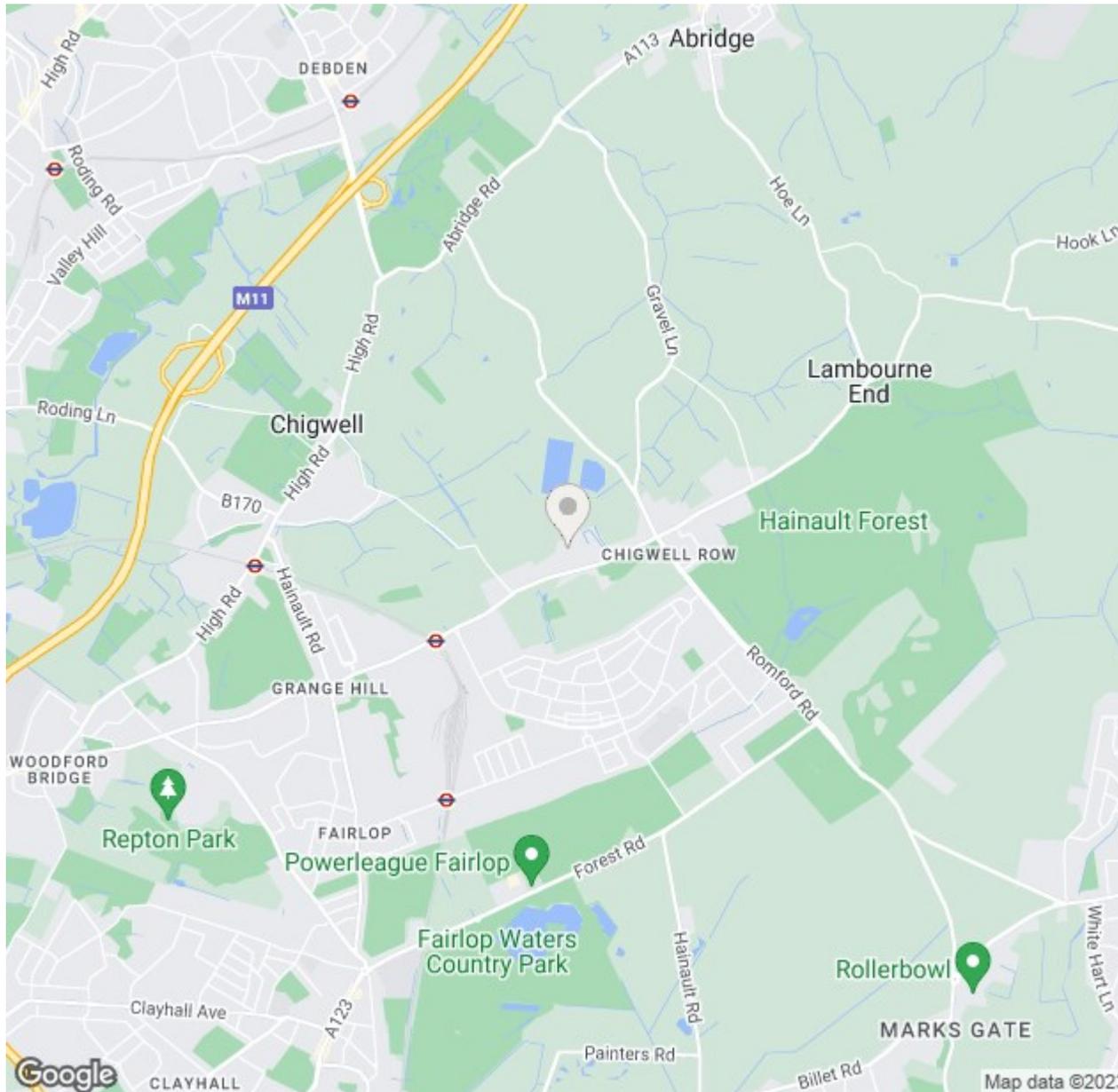
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# MAP & EPC

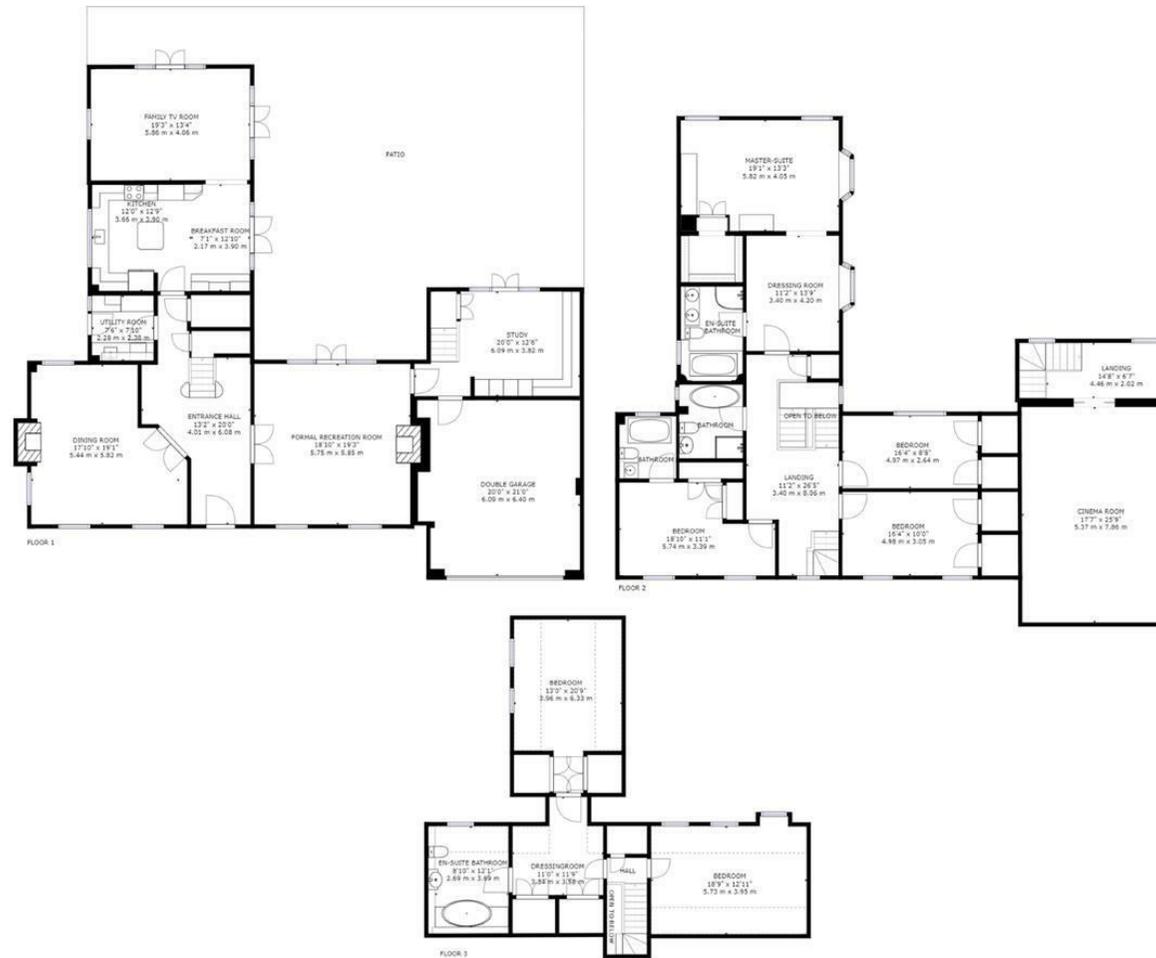


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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>		70	77
(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	



# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 2204 sq ft, 205 m<sup>2</sup>, FLOOR 2: 2211 sq ft, 205 m<sup>2</sup>  
 FLOOR 3: 571 sq ft, 53 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 308 sq ft, 29 m<sup>2</sup>  
 TOTAL: 4987 sq ft, 463 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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