



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

P R E S E N T S

Park View, Chigwell



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Elliott James Prime Residential are delighted to bring to market this immaculate four bedroom detached family home. Situated in a quiet gated development which was built by The Anderson Group in 2018, this home is close to Chigwell Central Line Station, sought after schools and local amenities.

The property is extremely well presented with the internal accommodation arranged over two floors. The ground floor offers entrance hall, bright dining room, cloakroom, large living room with bi-folding doors onto the rear garden and fully fitted kitchen/breakfast room with built in appliances including Smeg ovens and induction hob. It also features an additional door access onto the rear garden. The first floor offers master bedroom with built in wardrobes and a modern en-suite shower room, three further bedrooms and a family bathroom.

Externally to the rear there is a very private, low maintenance rear garden which has a large, paved patio area and a selection of plants and shrubs to the borders. There is also a side access gate. To the front there is two allocated parking spaces directly outside the house and the further benefit of a double car port.

A viewing is strongly advised.



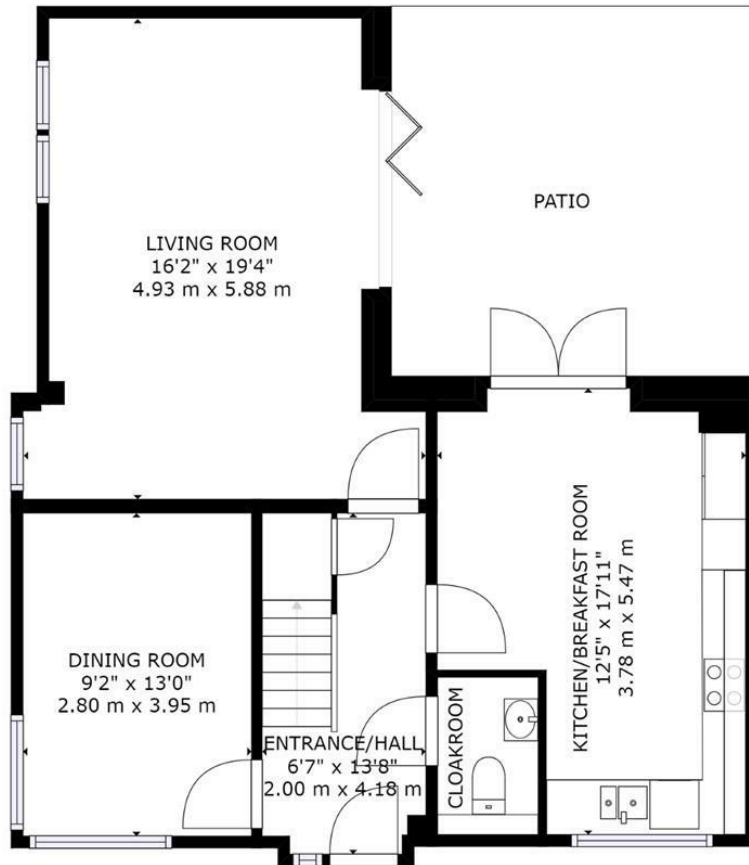
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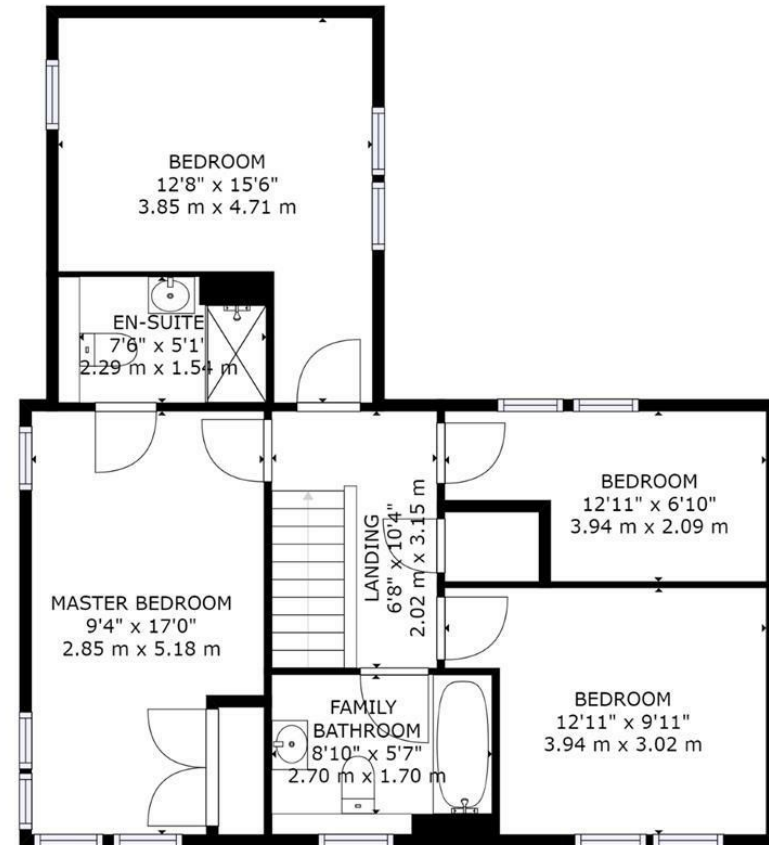
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Sqft 1411.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

PLANS

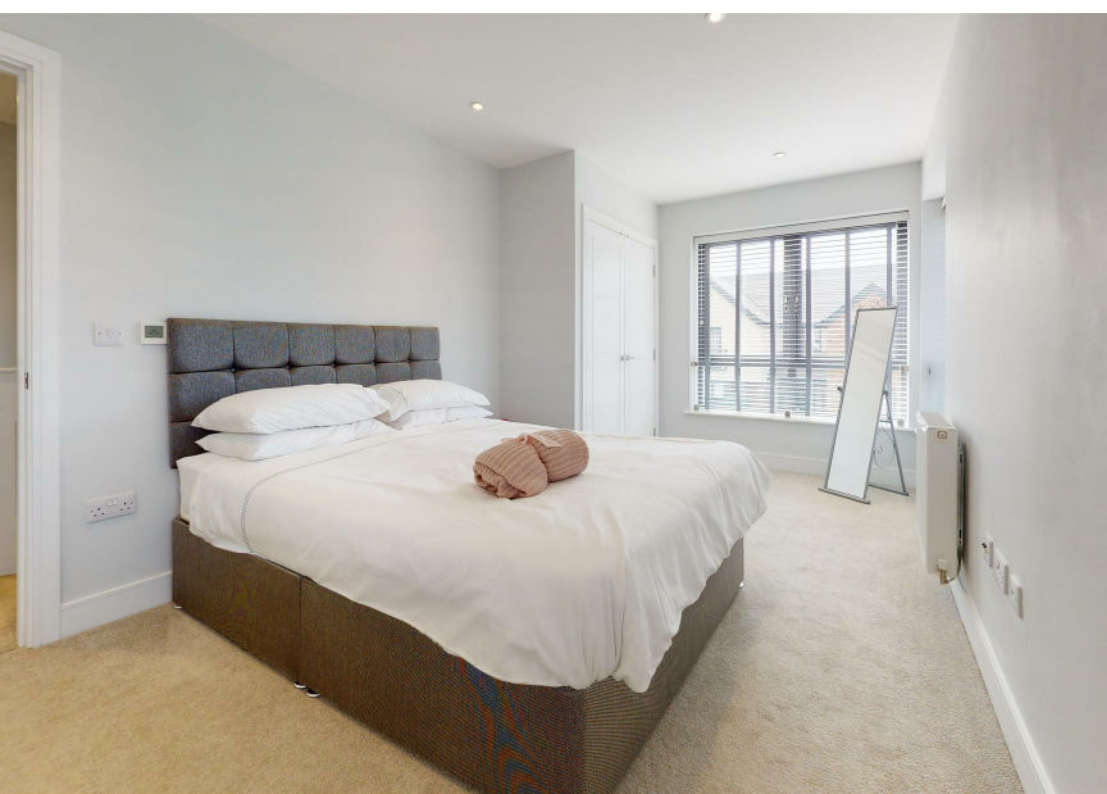


FLOOR 1

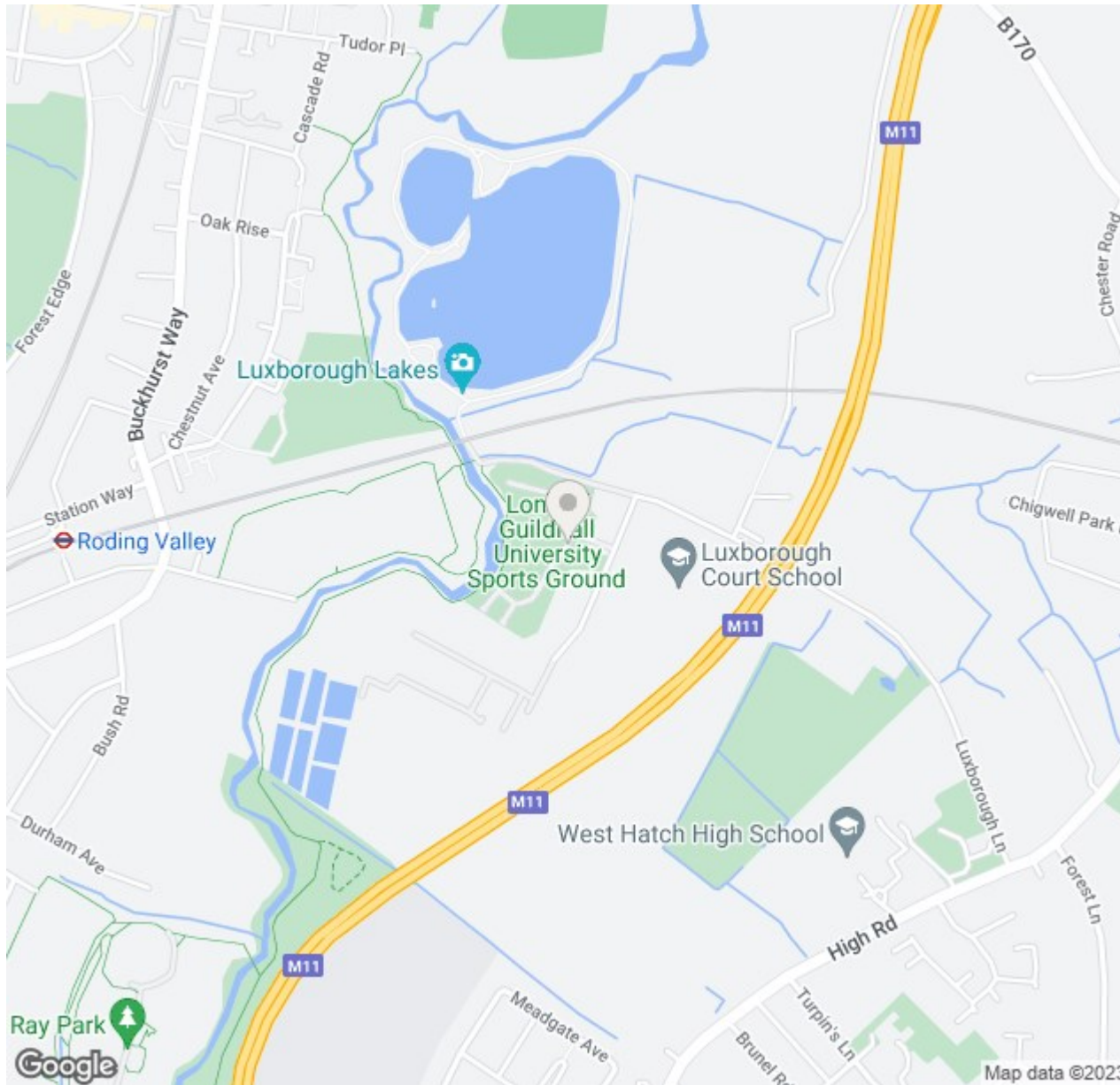


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 709 sq. ft, 66 m², FLOOR 2: 702 sq. ft, 65 m²
TOTAL: 1411 sq. ft, 131 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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