



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

P R E S E N T S

Manor Road, Chigwell



elliott **E | J** james

PRIME RESIDENTIAL

## Manor Road, Chigwell

“ Currently occupying this fantastic plot is a five bedroom detached family home spanning 3,486 square feet. It features a spacious driveway and a fabulous 'L' shape gardening measuring over 200 feet in length. Manor Road, Chigwell is a short walk from the central line station and local facilities are within easy access.

The property has also secure development opportunity in the heart of Chigwell to build three detached properties. The plot has outline planning permission (EPF/2769/18) granted to demolish the existing property and build three detached dwellings ranging from 2314 square feet to 3422 square feet. They are set out as followed:

Plot 1 - 4 bed House 2314 sq ft + Garage

Plot 2 - 5 Bed House 3422 sq ft + Garage

Plot 3 - 5 Bed House 2830 sq ft + Carport

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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.



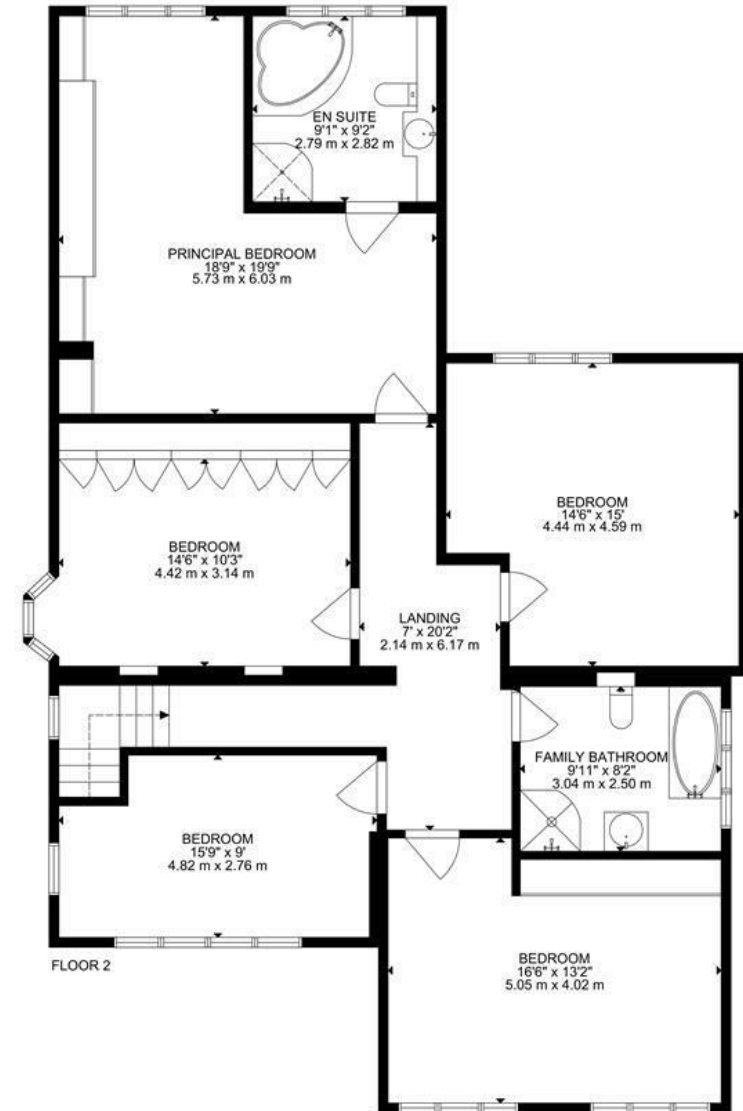
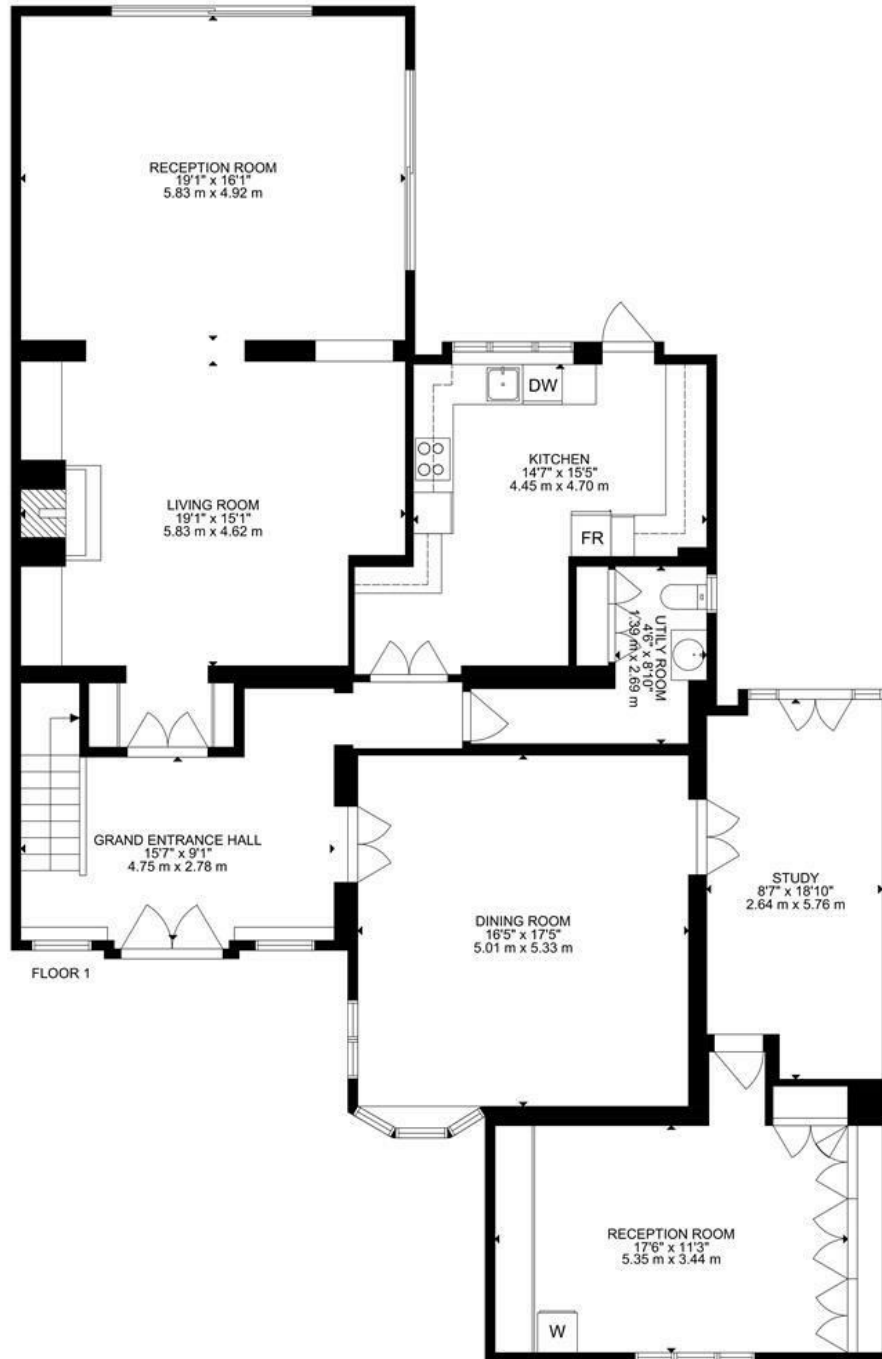
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
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Sqft 3486.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 3	Bathrooms 2
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band G

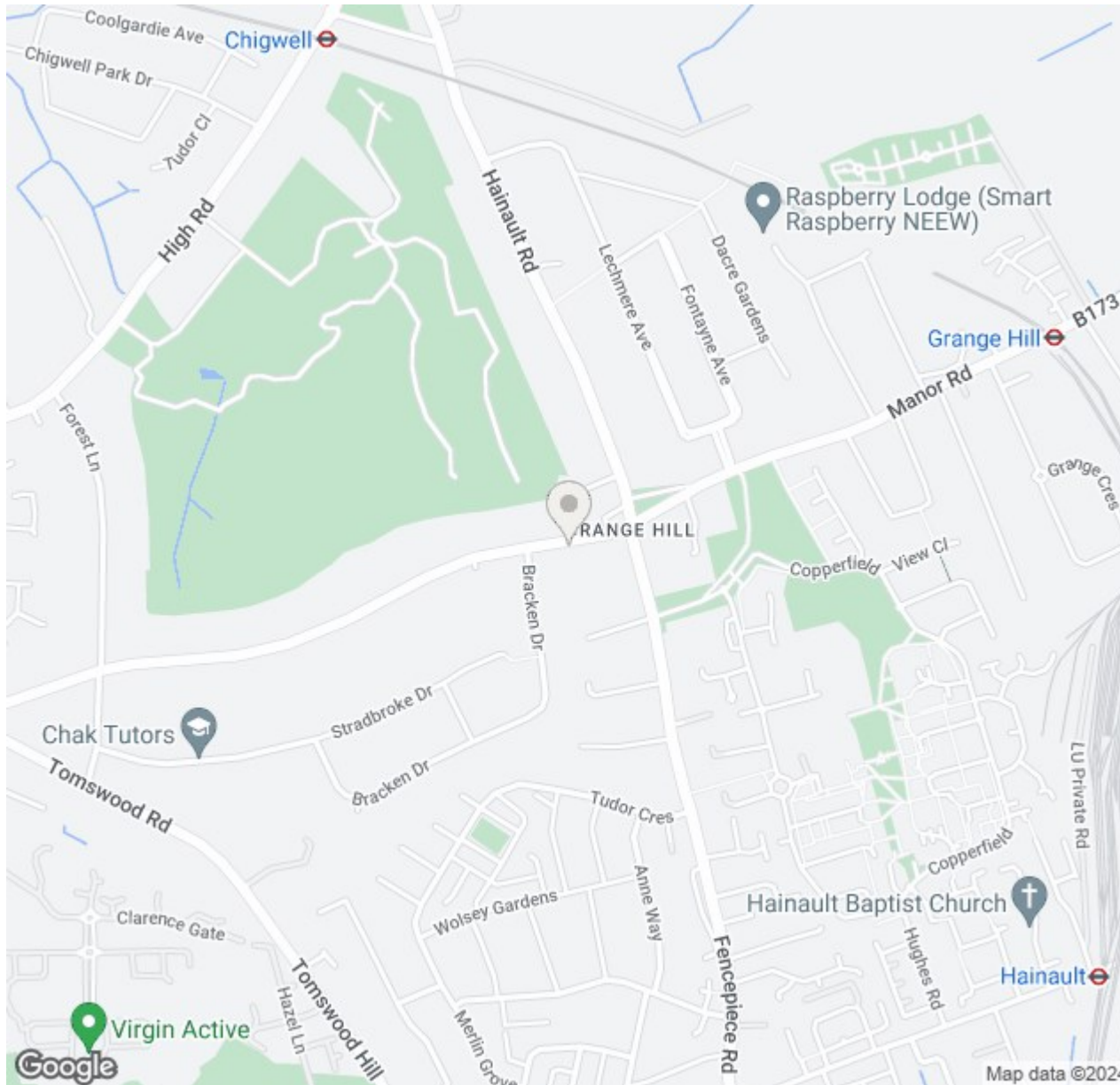
# PLANS



GROSS INTERNAL AREA  
 FLOOR 1: 1980 SQ FT, 184 m<sup>2</sup>, FLOOR 2: 1506 SQ FT, 140 m<sup>2</sup>  
 TOTAL: 3486 SQ FT, 324 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		
	62	75
<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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