



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

P R E S E N T S

High Road, Chigwell



WINGFIELD

elliott E | J james

High Road, Chigwell



Nestled on the prestigious High Road in Chigwell, this remarkable detached house offers an impressive 6,554 square feet of luxurious living space. Built in 1997, the property has been thoughtfully designed to provide both comfort and elegance, making it an ideal family home.

With seven spacious bedrooms and six well-appointed bathrooms, this residence caters to the needs of a large family or those who enjoy hosting guests. The five reception rooms provide ample space for relaxation and entertainment, ensuring that every gathering is a memorable one.

One of the standout features of this property is the heated indoor swimming pool, complete with a sauna, offering a perfect retreat for relaxation and leisure. For film enthusiasts, the home cinema promises countless hours of enjoyment, making it an entertainer's dream.

The outdoor space is equally impressive, featuring a barbecue area that is perfect for summer gatherings. The property is set behind private electric gates, providing security and peace of mind, while the extensive parking facilities accommodate up to ten vehicles, including a garage.

Additionally, the home boasts stunning views that back onto a picturesque golf course, enhancing the tranquil atmosphere of this exceptional property. This is a rare opportunity to acquire a home that combines luxury, space, and a prime location in Chigwell. Do not miss the chance to make this exquisite residence your own.



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
contact@ejpr.co.uk
0208 0165 333

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Sqft 6554.00 sq ft	Type House - Detached	Style Modern Home
Bedrooms 7	Receptions 5	Bathrooms 6
Tenure Freehold	Local Authority Epping Forest Distrcit	Tax Band H

PLANS

Approximate Area = 588.8 sq m / 6338 sq ft

Garage = 20.1 sq m / 216 sq ft

Total = 608.9 sq m / 6554 sq ft (Including Eaves / Pool / Excluding Shed)

Including Limited Use Area (35.9 sq m / 386 sq ft)

For identification only. Not to scale.



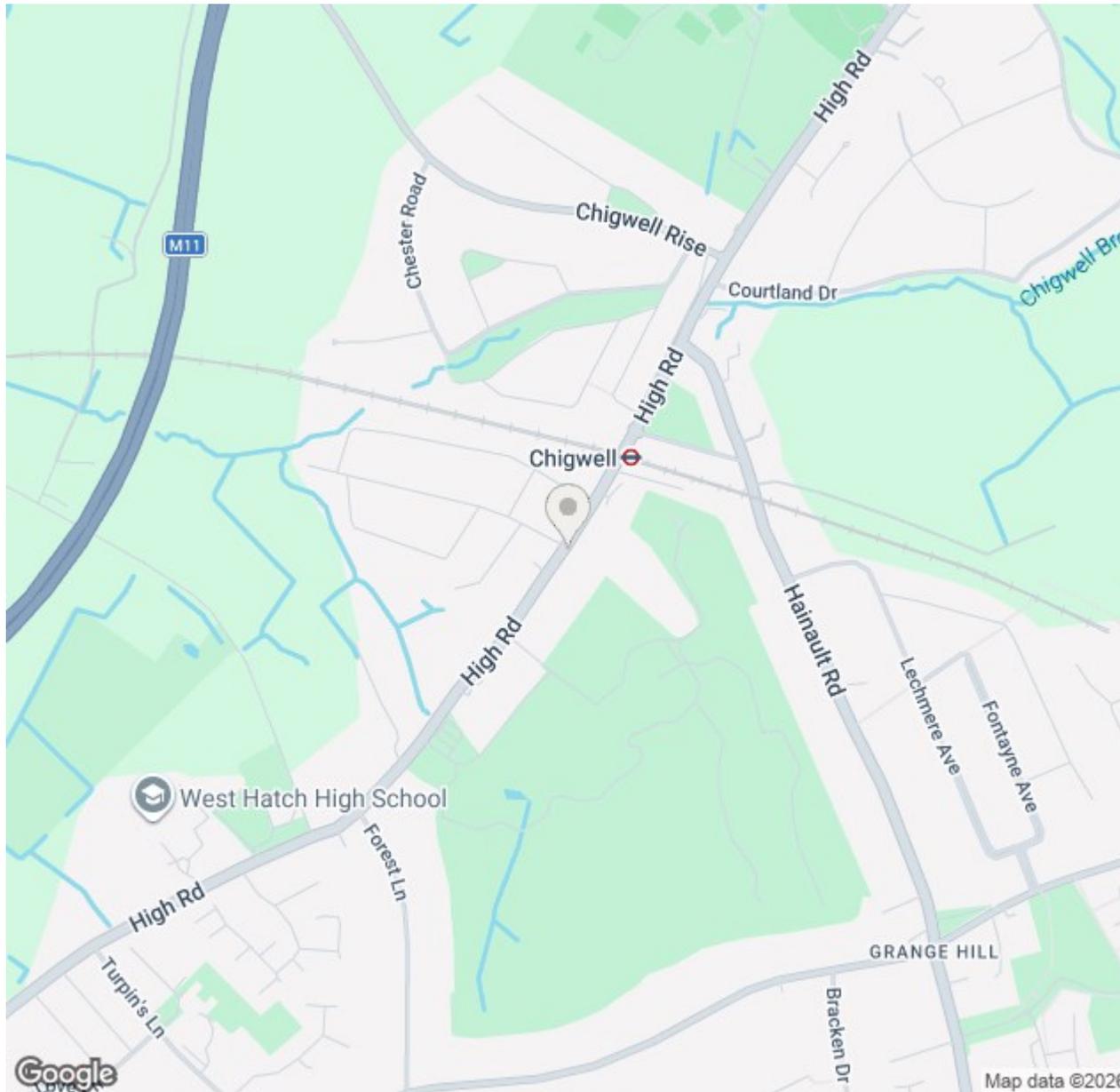
Second Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



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		
	77	79
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	

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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