

Daniel
Frank





Whites Cottage 56 High Road Chigwell, IG7 6QB

Situated in the heart of Chigwell, this attractive four double bedroom family home is offered to the market chain free. Recently refurbished throughout, the property combines contemporary interiors with generous living space.

The ground floor opens into a welcoming entrance hall with a modern guest cloakroom. The principal living space is a particularly impressive feature, comprising a substantial open-plan lounge, dining area and bespoke fitted kitchen. Hardwood flooring runs throughout, while two sets of bi-folding doors create a seamless connection between the indoors and the south-facing rear garden.

The contemporary kitchen has been thoughtfully designed around a large central island with breakfast bar, offering extensive storage, a pop-up electrical socket and a drinks cooler. Integrated appliances include a Bosch hob and extractor, oven and grill, microwave, fridge-freezer and dishwasher.

Further ground floor accommodation includes a generously sized fitted utility room with additional storage. A separate reception room, currently arranged as a gym, provides useful flexibility and benefits from direct access to the garden.

Upstairs, the first-floor landing provides access to four well-proportioned double bedrooms and a stylish family bathroom. The principal bedroom features bespoke fitted wardrobes alongside a beautifully appointed en-suite shower room, complete with full tiling and twin wash basins.

There is also access to the loft via a fitted ladder, offering potential for further accommodation, subject to the necessary planning permissions and building regulations.

Externally, the private south-facing rear garden enjoys an outlook across open fields and has been arranged with a lawn and paved patio. To the front, a private driveway provides off-street parking.

Tenure Freehold
Council Epping Forest

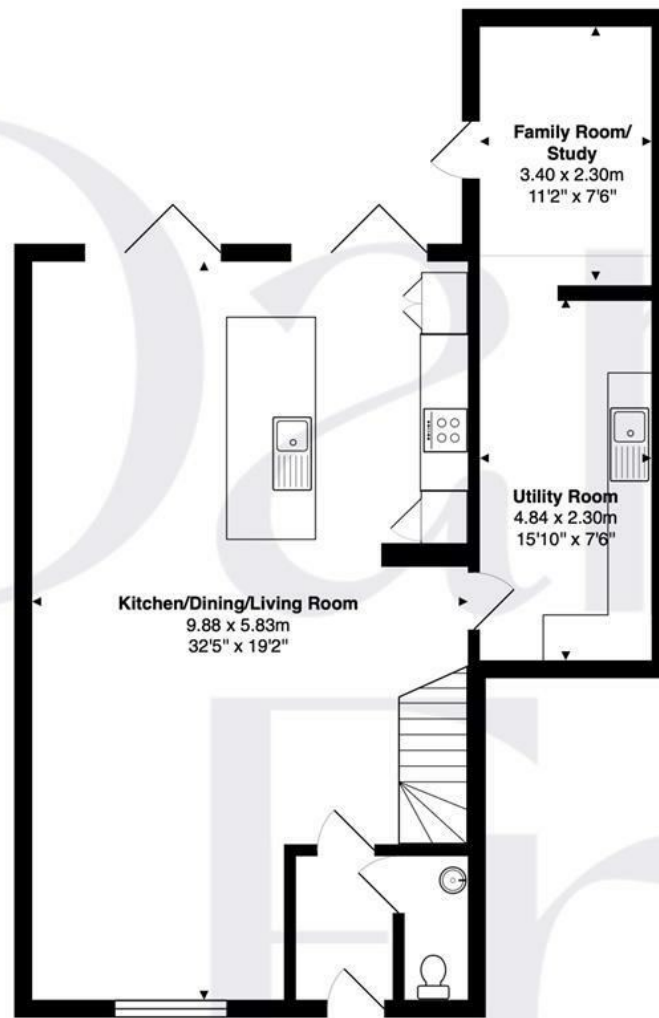




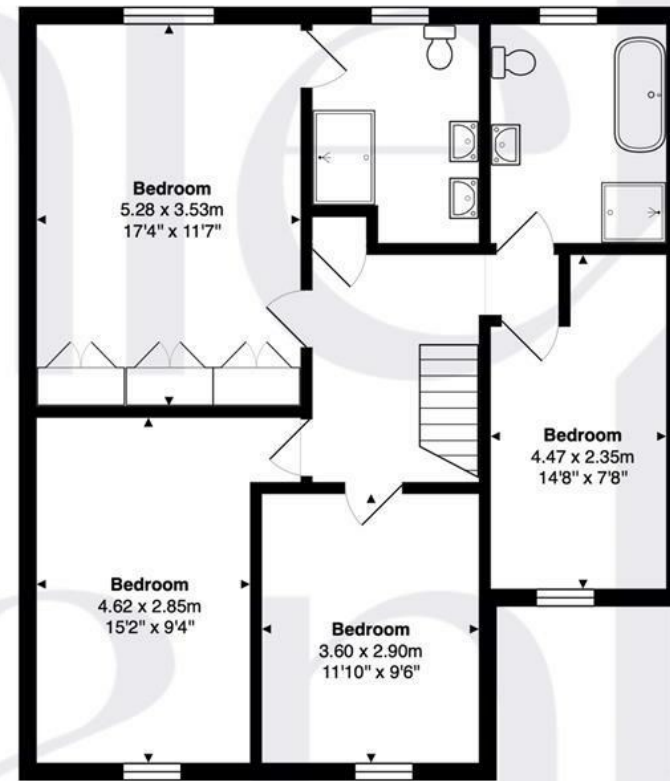
Your Next Chapter



Your Next Chapter



Ground Floor
Area: 77.9 m² ... 839 ft²



First Floor
Area: 77.4 m² ... 833 ft²

Total Area: 155.3 m² ... 1672 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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The property is ideally located within walking distance of Chigwell Central Line station, highly regarded local schools, popular restaurants, coffee shops and a range of everyday amenities, making it an excellent choice for families and commuters alike.

WHY CHIGWELL?

Chigwell is one of the most sought-after areas locally for many reasons. Brook Parade is set in the heart of Chigwell and provides a number of coffee shops and cafes as well as pubs such as The King Will. There is a handful of highly regarded local eateries alongside one of the most coveted restaurants in the area, Sheesh. All of this is just a stone's throw away from Chigwell Central Line Station allowing easy access into The City & West End. Chigwell Golf Club was founded in 1925 and offers one of the most renowned courses in Essex. The David Lloyd Gym offers sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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	

