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— SALES LETTINGS ELITE —

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**Canterbury Close, Chigwell, Essex**

**Asking Price: £1,250,000**  
**Freehold**

# Canterbury Close, Chigwell, Essex

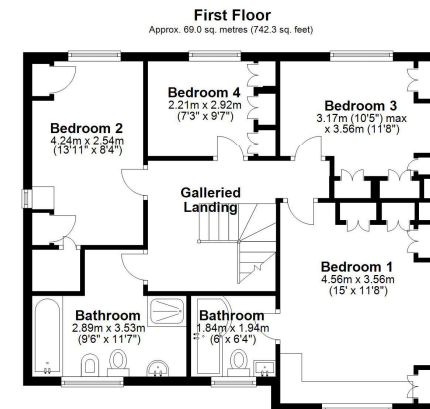
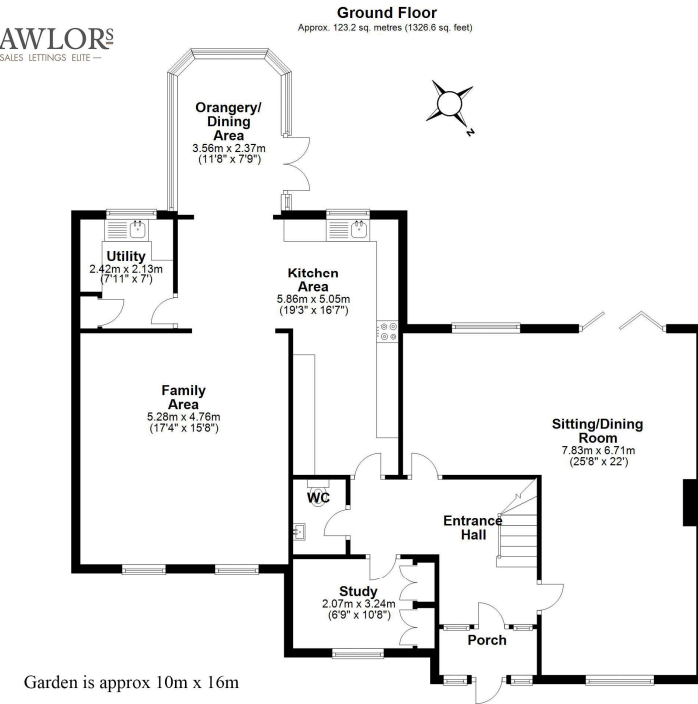
Having been extended and improved in recent years this property features excellent family living with a well-equipped modern kitchen being semi open planned to a spacious family area. Adjoining the kitchen is also an orangery dining area. We can see a busy family lifestyle revolving around these areas. Then there is the benefit of a spacious sitting/dining room to escape to, and with today's hybrid working there is a study to work from. Overall, the accommodation provides a great home for entertaining. There is also a cloakroom and utility room to the ground floor. To the first floor are four bedrooms all with fitted wardrobes, one with an en-suite, whilst there is also a family bathroom. To the outside is parking for four cars on the frontage and a low maintenance rear garden, both of which are enhanced by external lighting.

The location where you will find this property is set within a desirable cul-de-sac turning being within 0.6 miles of Grange Hill, with the Central Line providing access to Canary Wharf, the City and West End, together with Stratford with Westfield Shopping Centre. Adjacent to the station is a parade with a range of shops. Further local shops can be found at Brook Parade being within 1.5 miles, whilst more comprehensive shopping facilities and a wide selection of restaurants can be found within 3.9 miles at Loughton. The open spaces of Hainault Forest Country Park, known as a walker's paradise, is within 1.5 miles. Chigwell is also renowned for education and is served by both private and state schools, enjoying high reputations. For the golfing enthusiast there are a choice of courses with 2.5 miles of the home, and for the more energetic members of the family there is a choice of David Lloyd or Nuffield Health Leisure Clubs, being 2.8 and 2.5 miles respectively.

## Accommodation & Amenities

- EPC: C
- Four Bedrooms
- Sitting/Dining Room
- Modern Kitchen
- Spacious Family Area
- Orangery Dining Area
- Study, Utility Room and Cloakroom
- Family Bathroom and En-Suite Bathroom to Bedroom One
- Off Street Parking and Rear Garden

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Total area: approx. 192.2 sq. metres (2068.9 sq. feet)





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