



**Stunning mews style home, set in 6 acres of
manicured communal grounds.**

High Road, Chigwell

TO VIEW | 020 8281 0123



IN BRIEF...

Age: Georgian

Tenure: Freehold

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Area: Approx. 162.9sqmt | 1753.1sqft

Condition: Excellent Decorative Order

Outside: Beautiful Communal Grounds

Parking: Ample Parking + Garage

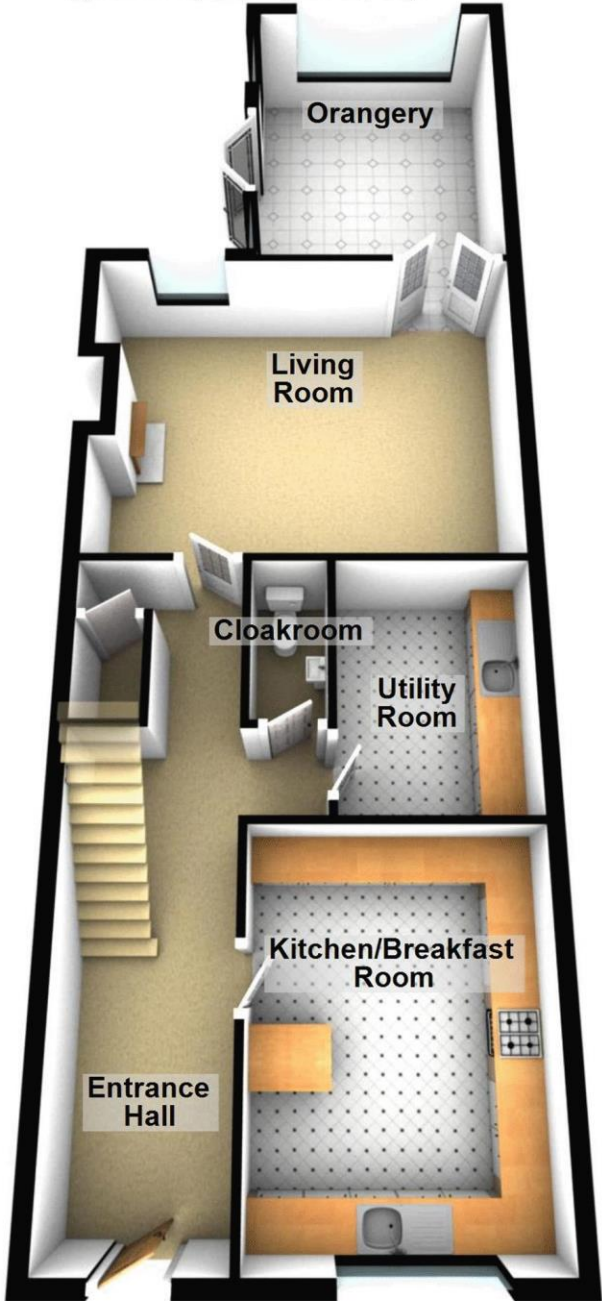
A rare opportunity to acquire a beautifully presented home, forming part of a converted Georgian coach house. This mews style four bedroom home is located in Cedar Park; a highly prestigious gated development set in over six acres of mature, manicured grounds which includes an orchard and a rose garden. The property itself is arranged over three floors and offers four bedrooms (three of which are en-suite), a stunning kitchen/breakfast room, plus conservatory leading to the garden with far reaching views. To the outside, there is ample communal parking, plus a garage. Located within easy walking distance of central Chigwell, this home really must be viewed to fully appreciate this jewel in the Chigwell crown.



PLANS...

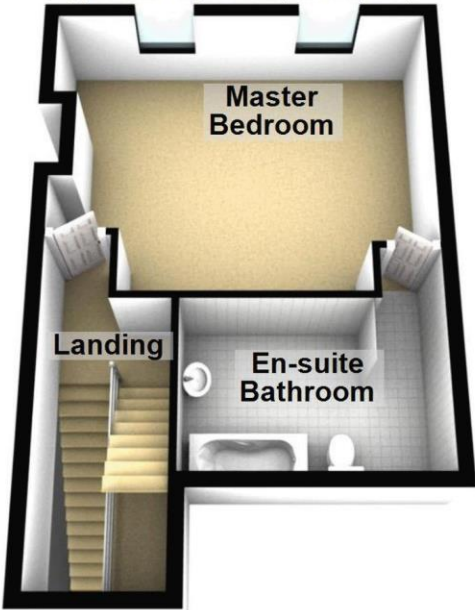
Ground Floor

Approx. 73.4 sq. metres (789.9 sq. feet)



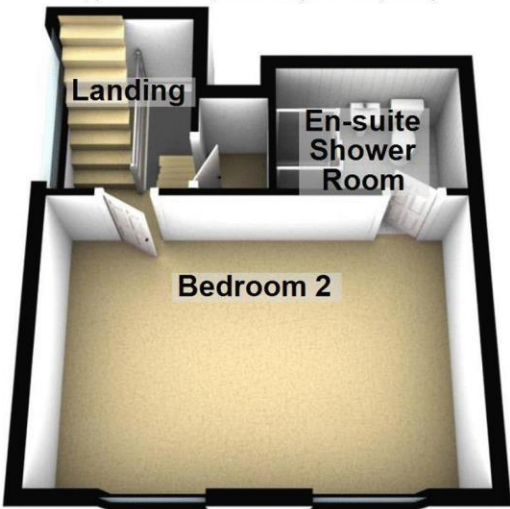
First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



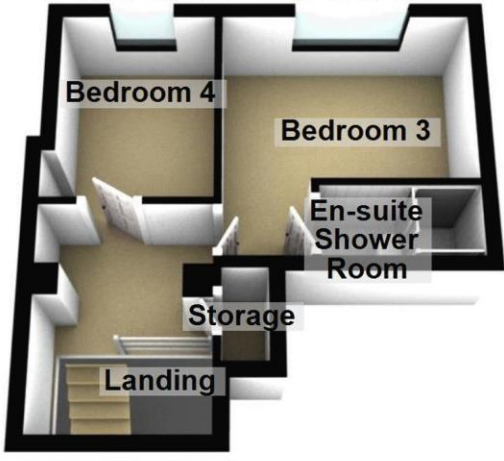
Second Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



Third Floor

Approx. 23.3 sq. metres (251.3 sq. feet)



Total area: approx. 162.9 sq. metres (1753.1 sq. feet)

DIMENSIONS...

Cloakroom	6' 2" x 3' 0" (1.88m x 0.91m)
Kitchen/Breakfast Room	13' 4" x 10' 4" (4.06m x 3.15m)
Utility Room	7' 2" x 9' 8" (2.18m x 2.94m)
Living Room	17' 0" x 13' 7" (5.18m x 4.14m)
Orangery	12' 7" x 10' 4" (3.83m x 3.15m)
Master Bedroom	17' 3" x 13' 4" (5.25m x 4.06m)
En-Suite to Master	10' 8" x 5' 5" (3.25m x 1.65m)
Bedroom Two	17' 3" x 11' 4" (5.25m x 3.45m)
En-Suite to Bedroom Two	7' 5" x 5' 9" (2.26m x 1.75m)
Bedroom Three	11' 1" max. x 9' 8" (3.38m x 2.94m)
En-Suite to Bedroom Three	7' 0" x 3' 2" (2.13m x 0.96m)
Bedroom Four	8' 5" x 7' 7" (2.56m x 2.31m)
Garden/Patio	27' 0" x 17' 7" (8.22m x 5.36m)

MORE DETAILS...

EPC: D | Local Authority: Epping Forest District Council | Council Tax Band: G

£2,500 p/a

EPC...

Energy Performance Certificate

9, Cedar Park, High Road, CHIGWELL, IG7 5AL

Dwelling type:Mid-terrace house

Reference number:0618-0096-7206-5623-3984

Date of assessment:09 June 2017

Type of assessment:RdSAP: existing dwelling

Date of certificate:14 June 2017

Total floor area:154 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 4,797

Over 3 years you could save

£ 2,235

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 246 over 3 years	
Heating	£ 4,050 over 3 years	£ 1,974 over 3 years	
Hot Water	£ 402 over 3 years	£ 342 over 3 years	
Totals	£ 4,797	£ 2,562	<div>You could save £ 2,235 over 3 years</div>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

A

B

C

D

E

F

G

(92-100)

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

(1-10)

Not energy efficient - higher running costs

Current

Potential

82

65

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,101	
2 Internal or external wall insulation	£4,000 - £14,000	£ 219	
3 Draught proofing	£80 - £120	£ 105	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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NOTEWORTHY...

A truly stunning mews style home, beautifully presented and conveniently located to central Chigwell.

TO AVOID DISAPPOINTMENT...

Quality properties such as this are always in demand. Let us value your property at the earliest opportunity to avoid disappointment.

Call for your free valuation
020 8281 0123

OUTSIDE...

Six acres of stunning landscaped grounds, with orchard and rose garden.



LOCATION...

Town centre:	Brook Parade, Chigwell, Approx 1 Mile
Supermarket:	Waitrose, Approx 2 Miles
Sports centre:	David Lloyd, Chigwell, Less Than 0.5 Miles

SCHOOLS...

Please visit www.schoolsnet.com to locate appropriate schools (Property Postcode: IG7 5AL)

TRANSPORT...

Underground station:	Chigwell Station, Approx 1 Mile
Railway station:	Chingford Station, Approx 4 Miles
Motorway junction:	M11 Junction 5, Approx 2 Miles

AREA...



LAWLORS
SALES & LETTINGS

Chigwell Sales, 116 High Road, Chigwell, IG7 5BJ
Sales: 020 8281 0123 chigwell.sales@lawlors.co.uk www.lawlors.co.uk

AGENTS NOTES: With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form any part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electrical installation or any type of appliances which may be included.