



**LAWLOR<sup>s</sup>**  
ELITE HOMES

**Barton Close, Chigwell**

To view | 020 8418 1890



## IN BRIEF...

**Age:** 1968

**Tenure:** Freehold

**Bedrooms:** 6

**Bathrooms:** 5

**Receptions:** 4

**Area:** Apprx. 318.7 sq mt | 3430.3 sq ft

**Condition:** Excellent Decorative Order

**Exterior:** Well Maintained Garden

**Parking:** Carriage Driveway

## NOTEWORTHY...

There is the opportunity to extend the property further with a rear extension subject to obtaining the usual planning permission. The kitchen includes two ovens, built- in Whirlpool coffee machine, waste disposal unit and water softener. Power showers have been installed in all the en-suites. There are three hot water tanks and in January 2017 a new boiler was installed. The property is being offered Chain Free and early viewing is highly recommended.









## SUMMARY...

We are delighted to offer this beautiful detached Chigwell family residence, situated within the Courtlands Estate. The property has been extended and renovated to a high standard by the current owner with the internal accommodation placed over three floors. The ground floor benefits from a spacious entrance hall, formal reception room with central fire place, two sets of patio doors opening onto the rear garden patio, open plan dining room, family TV room, large kitchen with fitted appliances, utility with internal door into a double garage, bright conservatory with patio doors onto rear garden patio, and a downstairs cloakroom. The first floor comprises of two double bedrooms and one single bedroom with en-suite shower/bath rooms and built in wardrobes, plus a custom fitted office/study, which could be reverted back to bedroom six. The master bedroom with spacious en-suite bathroom and dressing area, double bedroom and separate shower room are located on the second floor.

## OUTSIDE...

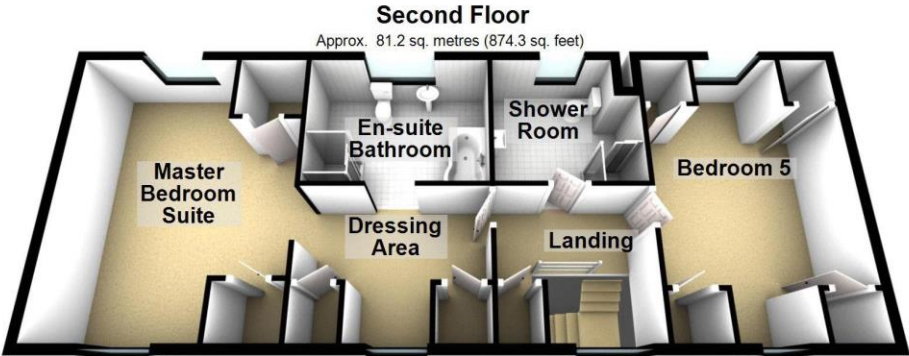
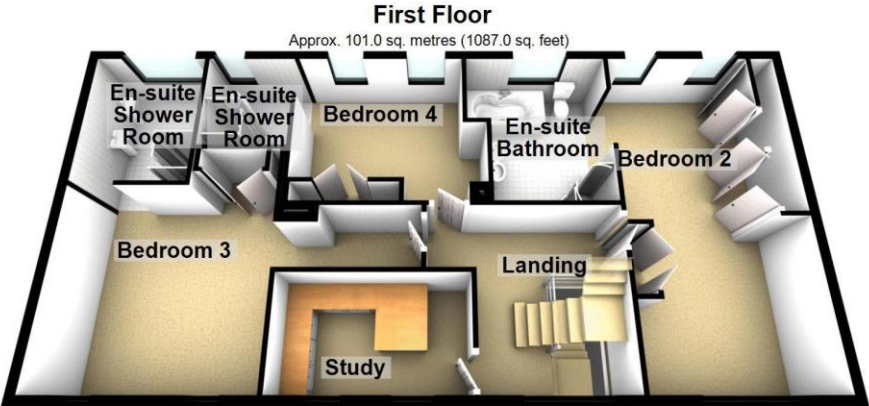
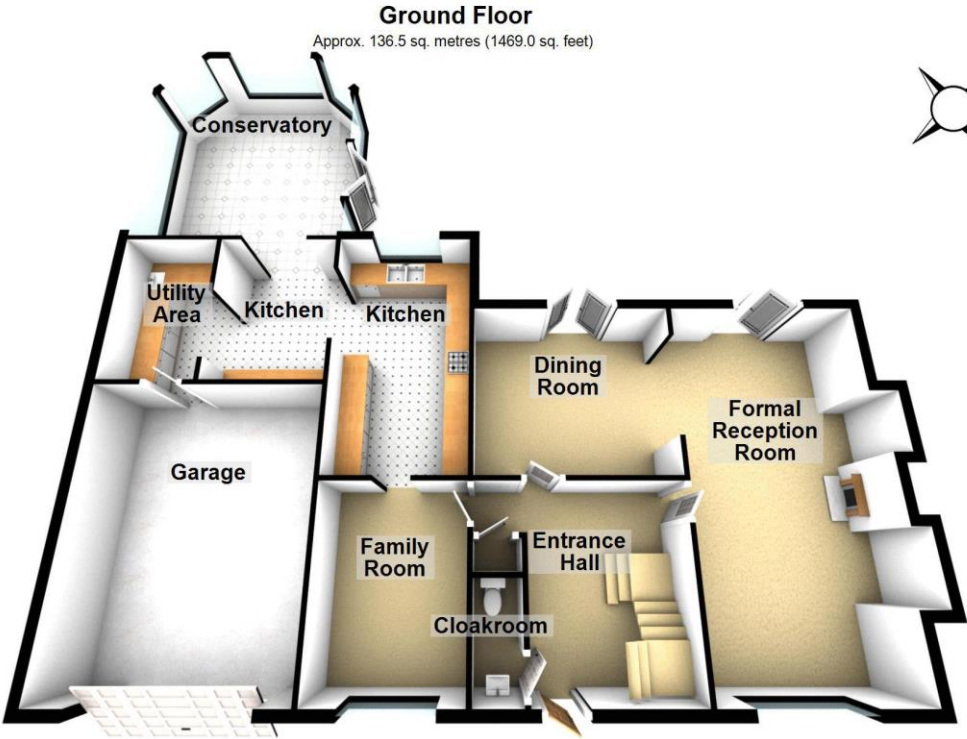
To the front of the property there is a wide carriage driveway providing off street parking and allowing access to the double integral garage. The rear garden offers a wide patio area, attractive planted borders, manicured lawn and automatic outside lighting.







PLANS...



Total area: approx. 318.7 sq. metres (3430.3 sq. feet)



## **DIMENSIONS...**

<b>Formal Reception Room</b>	22' 11" x 13' 5" (6.98m x 4.09m)
<b>Kitchen</b>	15' 10" x 17' 4" (4.82m x 5.28m)
<b>Dining Room</b>	12' 4" x 10' 10" (3.76m x 3.30m)
<b>Family Room</b>	11' 8" x 8' 11" (3.55m x 2.72m)
<b>Utility Area</b>	9' 9" x 6' 4" (2.97m x 1.93m)
<b>Cloakroom</b>	6' 4" x 2' 7" (1.93m x 0.79m)
<b>Conservatory</b>	15' 10" x 15' 11" (4.82m x 4.85m)
<b>Study</b>	11' 9" x 6' 10" (3.58m x 2.08m)
<b>Master Bedroom Suite</b>	18' 9" x 14' 5" (5.71m x 4.39m)
<b>Dressing Area</b>	11' 8" x 9' 8" (3.55m x 2.94m)
<b>En-Suite to Master</b>	11' 7" x 8' 8" (3.53m x 2.64m)
<b>Bedroom Two</b>	22' 11" x 12' 8" (6.98m x 3.86m)
<b>En-Suite to Bedroom Two</b>	9' 6" x 11' 1" (2.89m x 3.38m)
<b>Bedroom Three</b>	23' 0" x 14' 2" (7.01m x 4.31m)
<b>En-Suite to Bedroom Three</b>	7' 8" x 8' 6" (2.34m x 2.59m)
<b>Bedroom Four</b>	13' 5" x 11' 2" (4.09m x 3.40m)
<b>En-Suite to Bedroom Four</b>	9' 6" x 11' 11" (2.89m x 3.63m)
<b>Bedroom Five</b>	18' 8" x 14' 5" (5.69m x 4.39m)
<b>Family Shower Room</b>	9' 5" x 8' 11" (2.87m x 2.72m)
<b>Double Garage</b>	17' 0" x 15' 4" (5.18m x 4.67m)
<b>Garden</b>	60' 0" x 60' 0" (18.27m x 18.27m)
<b>Frontage</b>	55' 0" x 42' 0" (16.75m x 12.79m)

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## LOCATION...

**Town Centre:** Brook Parade, Chigwell, Less Than 0.5 Miles

**Supermarket:** Waitrose, Approx 1.5 Miles

**Sports Centre:** David Lloyd, Chigwell, Approx 1 Mile

## SCHOOLS...

Please visit [www.schoolsnet.com](http://www.schoolsnet.com) to locate appropriate schools (Property Postcode: IG7 6LJ)

## TRANSPORT...

**Underground Station:** Chigwell Station, Less Than 0.5 Miles

**Railway Station:** Chingford Station, Approx 4 Miles

**Motorway Junction:** M11 Junction 5, Approx 3 Miles

## AREA...

## MORE DETAILS...

**EPC:** E

**Local Authority:**

Epping Forest District Council

**Council Tax Band:** G

### 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 8418 1890



# LAWLORS

ELITE HOMES

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