



**St. Marys Way, Chigwell**

**Price Range £850,000 - £900,000**



**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE £850,000 - £900,000 \*  
REFURBISHED THROUGHOUT \* FOUR / FIVE  
BEDROOMS \* LINKED DETACHED \* THREE  
BATHROOMS \* TWO RECEPTIONS \*  
EXTENDED KITCHEN \* DOUBLE GARAGE \*

Nestled in the desirable area of St. Marys Way, Chigwell, this stunning link-detached house offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, plus a versatile office that can easily serve as a fifth bedroom, this property is ideal for families or those seeking extra space for guests or a home office.

The heart of the home is undoubtedly the beautifully extended kitchen, which has been thoughtfully refurbished. This inviting space is perfect for both everyday meals and entertaining, providing a warm and welcoming atmosphere. The property boasts two generous reception rooms, allowing for ample living space to relax and unwind.

With three modern bathrooms, morning routines will be a breeze, ensuring convenience for all family members. The property also features a double garage and parking for up to four vehicles, making it an excellent choice for those with multiple cars or visitors.

This home is not just about space; it is about lifestyle. Located in a sought-after area, it offers easy access to local amenities, Great schools catchments, and transport links, making it a perfect choice for families and professionals alike.

In summary, this refurbished 4/5 bedroom link-detached house on St. Marys Way is a rare find, combining modern comforts with practical living spaces. It is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the luxury of a spacious family home.





## GROUND FLOOR

### Cloakroom

6'3 x 2'11 (1.91m x 0.89m)

### Living Room (max)

11'10" x 18'8" (3.61m x 5.69m)

### Dining Room

7'11" x 12'1" (2.41m x 3.68m)

### Kitchen Breakfast Room

29'1" x 8'9" (8.86m x 2.67m)

### Study / Bed Five

8'8" x 12'0" (2.64m x 3.65m)

### Utility & Shower Room (max)

9'1" x 7'10" (2.79m x 2.41m)

## FIRST FLOOR

### Bedroom One

11'10" x 8'11" (3.61m x 2.71m)

### En-suite Shower Room (max)

8'2" x 5'4" (2.49m x 1.63m)

### Bedroom Two

8'8" x 9'7" (2.64m x 2.92m)

### Bedroom Three

8'10" x 8'7" (2.69m x 2.61m)

### Bedroom Four

8'7" x 7'5" (2.62m x 2.26m)

### Bathroom

6'8 x 5'4 (2.03m x 1.63m)

## EXTERIOR

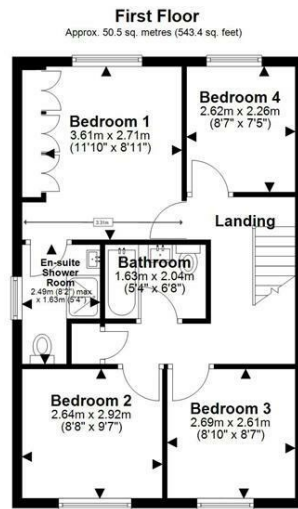
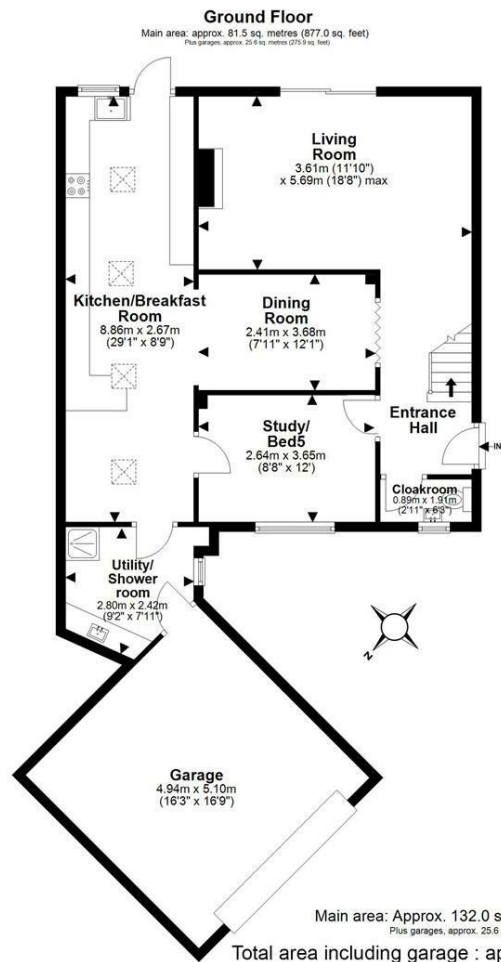
### Rear Garden (max)

52'11" x 52'11" (16.15m x 16.15m)

### Garage

16'3 x 16'9 (4.95m x 5.11m)





- Floor Plan Key**
- Restricted height  
Measured from 1.5m height
  - Room indication of where  
measurements are taken from
  - Property main entry
  - Chimney breast & Fireplace
  - Sky light/elevated window

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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