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P R I M E R E S I D E N T I A L

P R E S E N T S

Manor Road, Chigwell



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PRIME RESIDENTIAL

Manor Road, Chigwell

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An exquisite property of exceptional quality and design offering a myriad of accommodation and leisure facilities over five incredible floors. Architecturally designed in grand classic style with approx. 19,000 sqft of meticulously planned accommodation and private terraced gardens all set within a gated secure environment in a prime Chigwell location.

All viewings are strictly by appointment only.

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With over 25 years of experience within the property industry I have a wealth of knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.

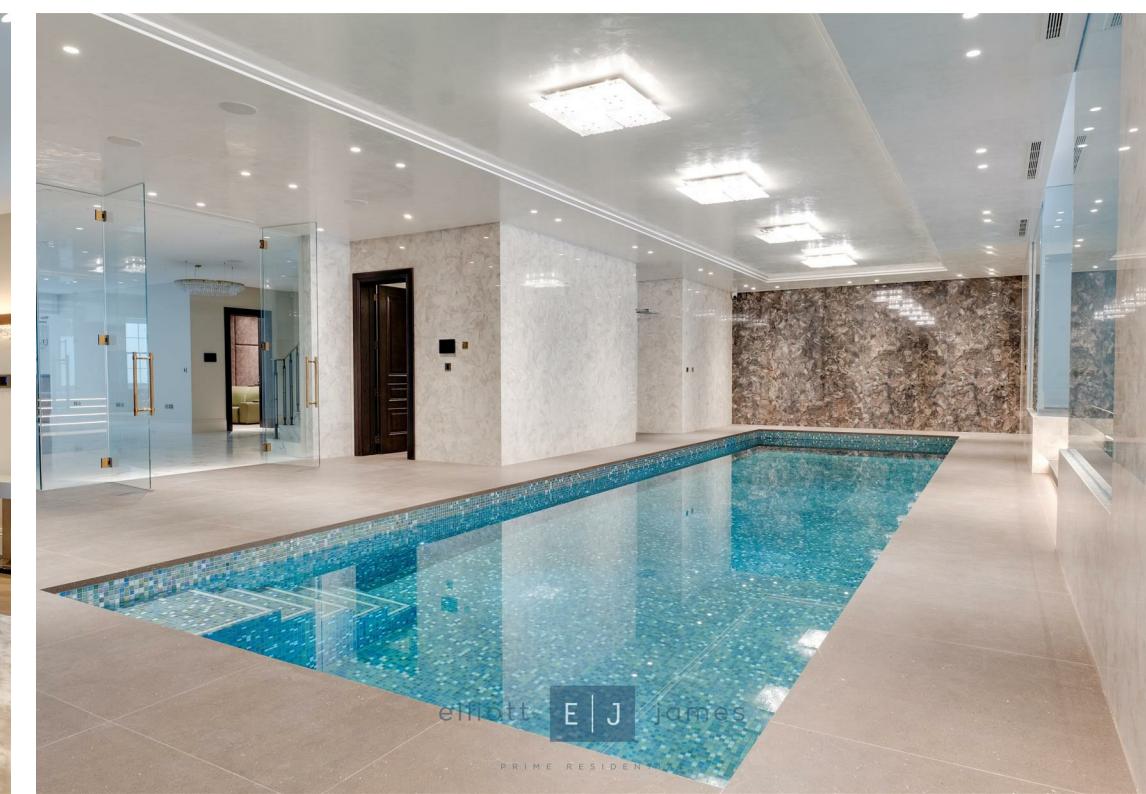


An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

Heidi Foster MNAEA
contact@ejpr.co.uk
0208 0165 333

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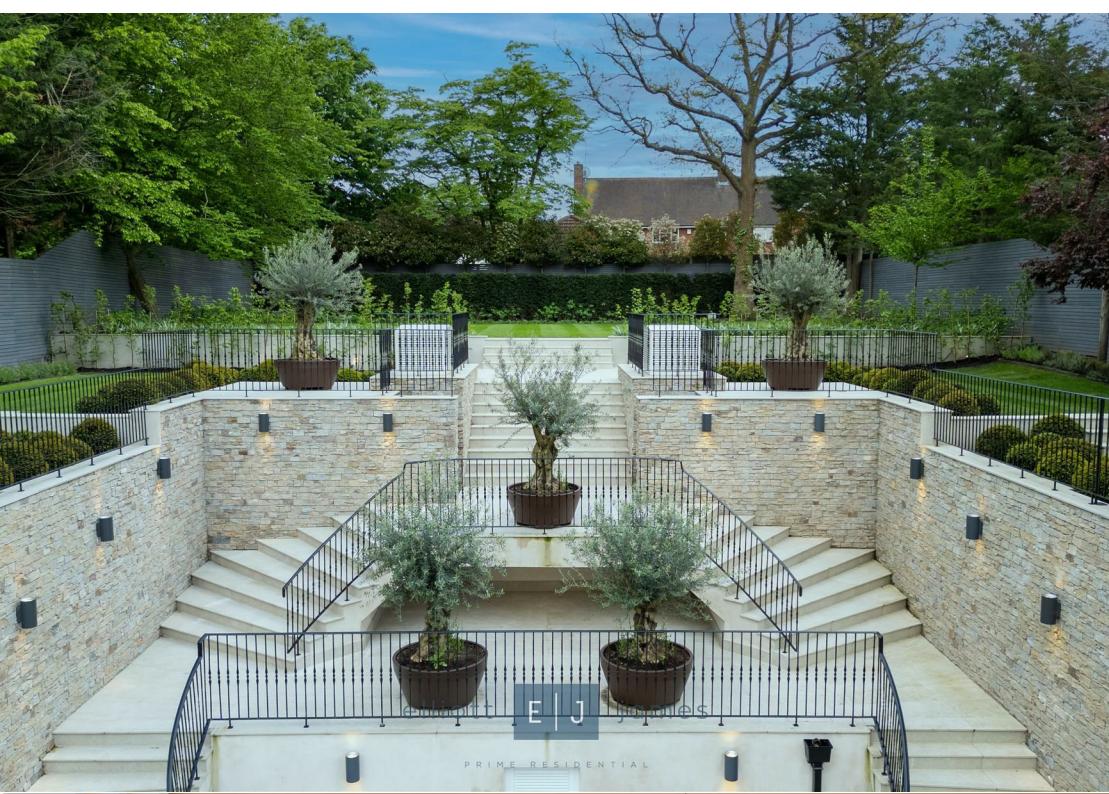
Sqft 19277.00 sq ft	Type House - Detached	Style New Home
Bedrooms 10	Receptions 10	Bathrooms 8
Tenure Freehold	Local Authority EFDC	Tax Band H





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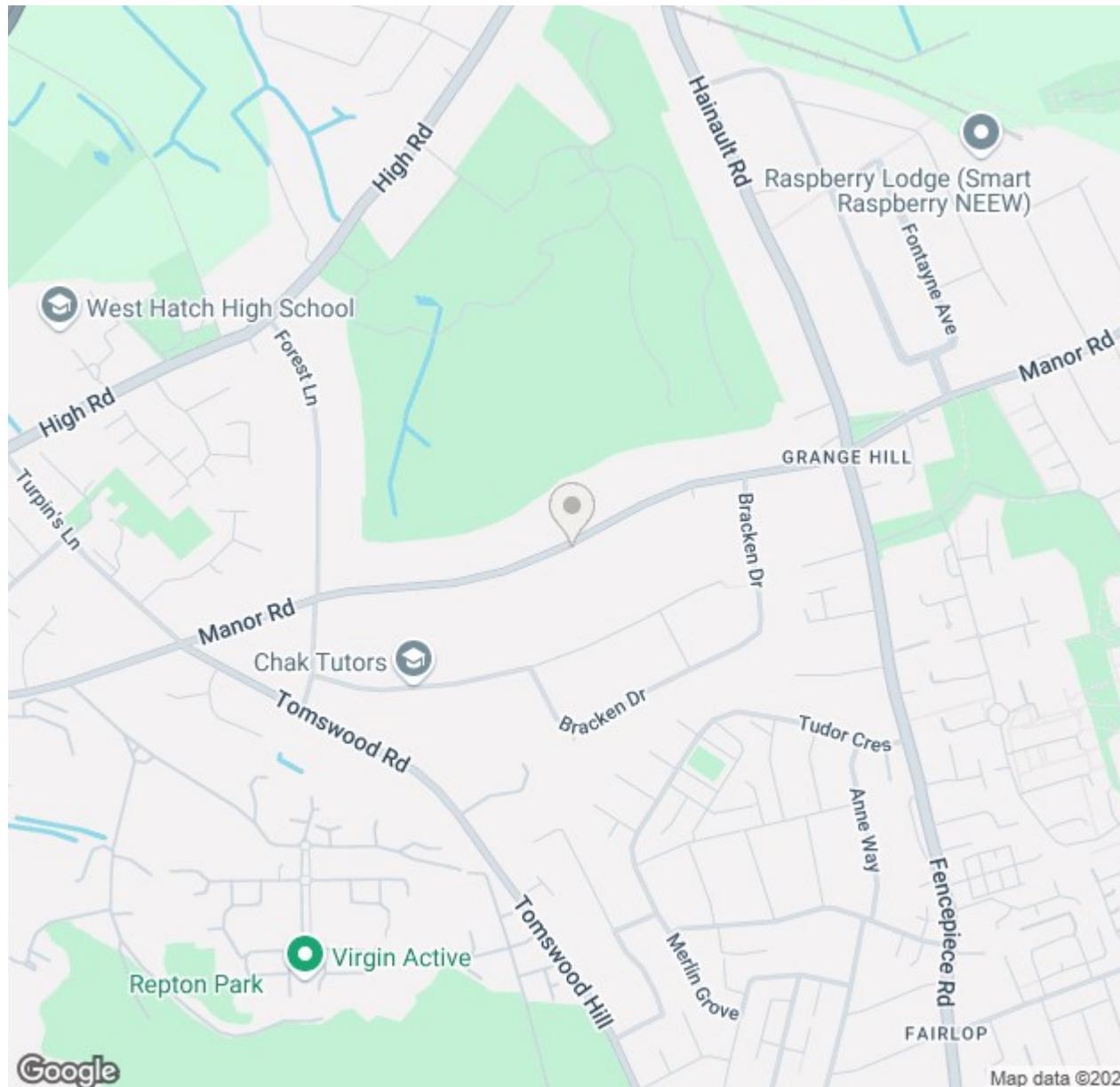
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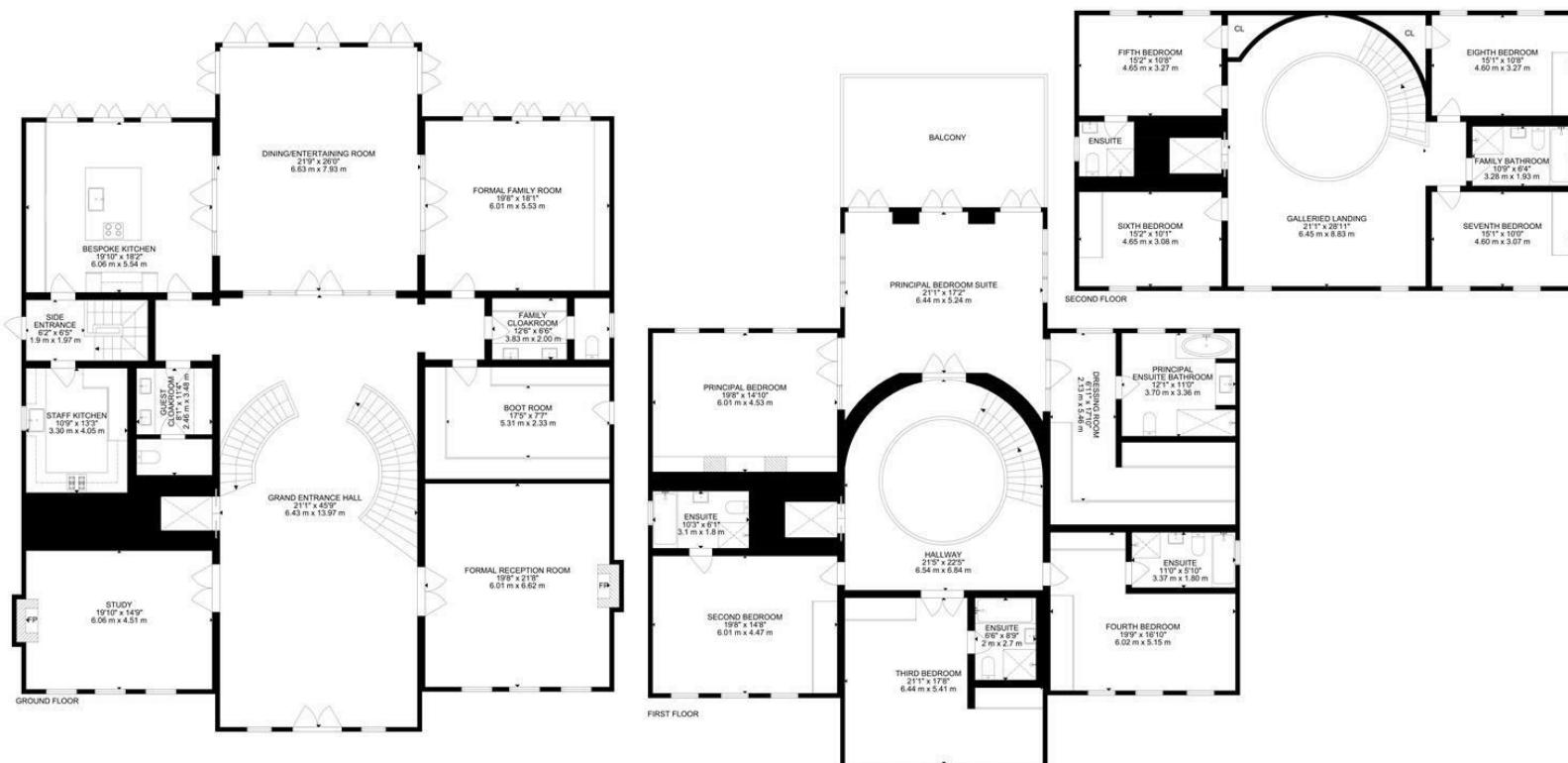
MAP & EPC



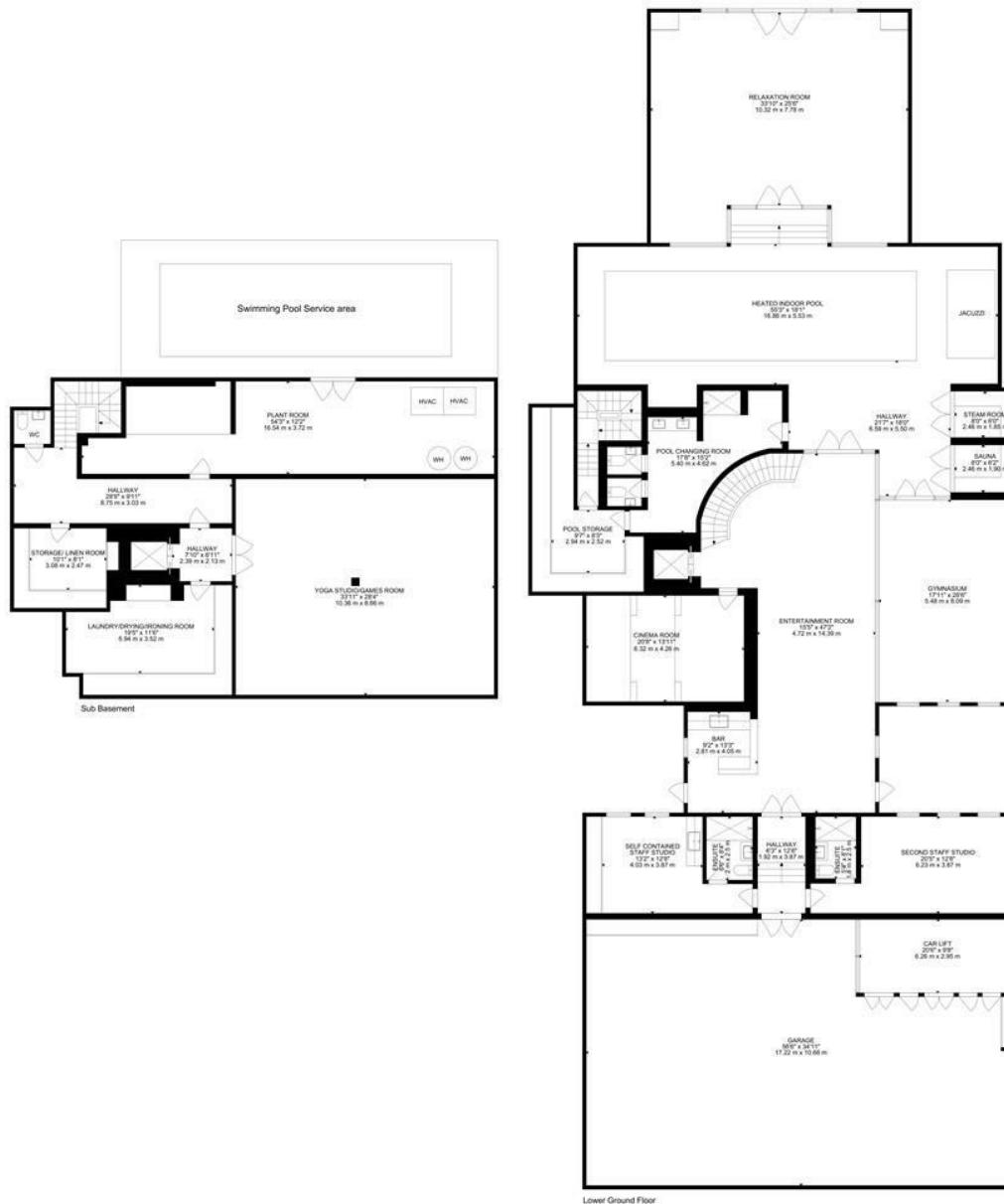
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	88
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

PLANS



GROSS INTERNAL AREA
 GROUND FLOOR: 4176 SQ FT/388 m²
 FIRST FLOOR: 2690 SQ FT/250 m²
 SECOND FLOOR: 1614 SQ FT/150 m²
 TOTAL: 8470 SQ FT/788 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



GROSS INTERNAL AREA
SUB BASEMENT: 2604 SQ FT, 232 m², LOWER GROUND FLOOR: 7933 SQ FT, 737 m²
TOTAL: 10537 SQ FT, 979 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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