



Gravel Close, Chigwell, IG7

BUTLER & STAG



**Open Day Saturday 22nd June.**  
**This delightful three-bedroom semi-detached house offers the perfect blend of modern comforts and timeless charm. Nestled in a friendly and tranquil neighbourhood whilst spanning close to 1700 square feet. Designed with comfort and style in mind, this property boasts a range of exceptional features that make it ideal for modern living. Located in a desirable pocket of Chigwell, this home offers ample space for families, professionals, and those who love to entertain.**



## Freehold

- Semi Detached Family Home
- Three Double Bedrooms/ Two Bathrooms
- Spacious Formal Reception Room
- 28 ft Kitchen/Dinning Area
- Utility Room & Separate Guest Cloakroom
- Circa 60 ft Rear Garden With Summerhouse
- Off-Street Parking For Five Vehicles
- Chain Free

Step into the welcoming central entrance hallway, setting the tone for the rest of this stunning home, immediately, the spacious elegant formal reception room featuring a charming fireplace offers a focal point to the room. This space is perfect for both cosy evenings and entertaining guests, with large windows that allow natural light to flood in, creating a warm and inviting atmosphere. Leading on, the heart of the home, the kitchen/diner spans the full width of the back of the house. This beautifully designed space is perfect for cooking and dining, featuring modern appliances, ample countertop space, and plenty of storage. Large patio doors open up to the garden, seamlessly blending indoor and outdoor living. Convenience is key with the inclusion of a separate utility room and a guest cloakroom, ensuring that all practical needs are met without compromising on style. Completing the ground floor is a vast double bedroom, offering a peaceful retreat with an expansive ensuite bathroom with separate shower. This space is ideal for guests, multigenerational living, or a luxurious master suite.

Upstairs, you will find two generously sized double bedrooms. The master bedroom boasts fitted wardrobes, providing ample storage while maintaining a sleek and tidy appearance. The second bedroom is equally spacious, offering flexibility for family, guests, or a home office. The first floor is completed by a stylish family bathroom, featuring modern fixtures and fittings. This space is perfect for unwinding after a long day, offering a relaxing and functional environment for all residents.

Externally, the rear garden to almost 60 ft in length to the detached summerhouse with views over rural fields and pastures. To the front, a tarmac driveway holds parking for up to five vehicles.

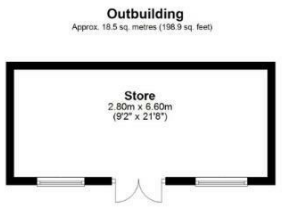
The property is peacefully situated yet in close proximity of locals villages including Chigwell, Abridge and Theydon Bois. Central Line Underground stations are close by offering swift access into the City, Canary Wharf, West End and beyond. The beautiful Hainault Forest is also only a two minute walk away too.





# Gravel Lane

Approx. Gross Internal Area 156.1 sq. metres (1680 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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