



Park View, Chigwell, IG7

BUTLER & STAG



**£725,000-£750,000 Guide Price.**  
**A beautifully appointed and spacious three-bedroom end-of-terrace family home, offering excellent potential to extend to both the rear and loft (subject to planning permission). Park View is located within a secure gated development, ideally positioned close to well-regarded schools, local shops and amenities, and Chigwell Central Line underground station. Constructed in 2017, this impressive home remains covered by the NHBC warranty.**



## Freehold

- End Of Terraced Family Home
- Three Bedrooms/Two Bathrooms
- Built In 2017 & Still Under NHBC Warranty
- Secure Gated Development
- Spacious Open Plan Kitchen/Diner With Separate Utility Room
- Separate Formal Reception Room

The accommodation begins with a welcoming and generously sized entrance hallway, featuring a large under-stairs storage cupboard and a well-proportioned guest cloakroom/WC.

The lounge measures 16'10" x 9'8" and enjoys a rear aspect, with stylish bi-folding doors opening directly onto the patio and rear garden—ideal for entertaining and indoor-outdoor living.

The kitchen/dining room spans the full depth of the property and has been thoughtfully designed and fitted with a contemporary Urban Myth kitchen. It boasts a comprehensive range of integrated SMEG appliances and benefits from access to a separate, good-sized utility room. The entire ground floor is enhanced by underfloor heating throughout.

There is scope to extend the ground floor accommodation to the rear, subject to the necessary planning permissions.

To the first floor, a spacious central landing provides access to all rooms. The principal bedroom measures 14'3" x 9'10" and features a large walk-in wardrobe along with a modern, well-appointed en-suite shower room. The second bedroom (10'8" x 8'8") enjoys views over the rear of the property, while the third bedroom (10'5" x 8'8") is positioned to the front. Bedrooms two and three are served by a contemporary family bathroom.

There is also further potential to extend into the loft space to create additional bedrooms, subject to planning permission.

Externally, the property benefits from an attractive, landscaped south-facing rear





## Park View

Approx. Gross Internal Area 125.1 Sq M ( 1346.6 Sq Ft )



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness of the information contained within these particulars, 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.