



LEE GROVE, CHIGWELL, IG7

GUIDE PRICE £1,500,000 Freehold

Four Bedroom Detached House | Quiet Cul-De-Sac Location | 1836 Sq Ft (Approx) | Potential To Extend (Subject To Planning Permission) | Two Reception Rooms | 110 Ft South Facing Rear Garden | Ground Floor WC | Two Bathrooms | Integral Garage | Off Street Parking | Close To Chigwell Station

UNDER OFFER

- Integral garage
- Off street parking
- Quiet location
- Two bathrooms
- Four bedroom detached house
- 110ft south facing garden
- Two reception rooms

Guide Price: £1,500,000 - £1,600,000

Situated within a sought after cul-de-sac, this beautifully presented four bedroom detached home is located on Lee Grove, a quiet street that is within moments to Chigwell central line station.

Boasting an impressive 1836 sq ft (approx.) of internal living space, there is the potential to extend, subject to planning permission.

You are welcomed into the home by a spacious hallway which has access to the ground floor WC. There is a bright and spacious formal living room that faces towards the south facing rear garden and a separate kitchen/living/dining open plan lifestyle room which provides side access to the rear garden.

The first floor comprises the master bedroom which has built-in wardrobes and an en-suite shower room, three further bedrooms (two of which have built-in wardrobes) and the family bathroom that has a separate WC.

One of the standout features of this property is the impressive landscaped rear garden, spanning approximately 110 ft. It provides a slightly raised patio, steps down to the lawned area and a further patio area at the rear.

The property also features an integral garage that can be accessed via the front and rear of the property.

Furthermore, this property offers off-street parking for 3 cars.

Don't miss the opportunity to make this exceptional property your own. Contact us today to schedule a viewing and experience the charm and beauty it has to offer.

Tenure: Freehold

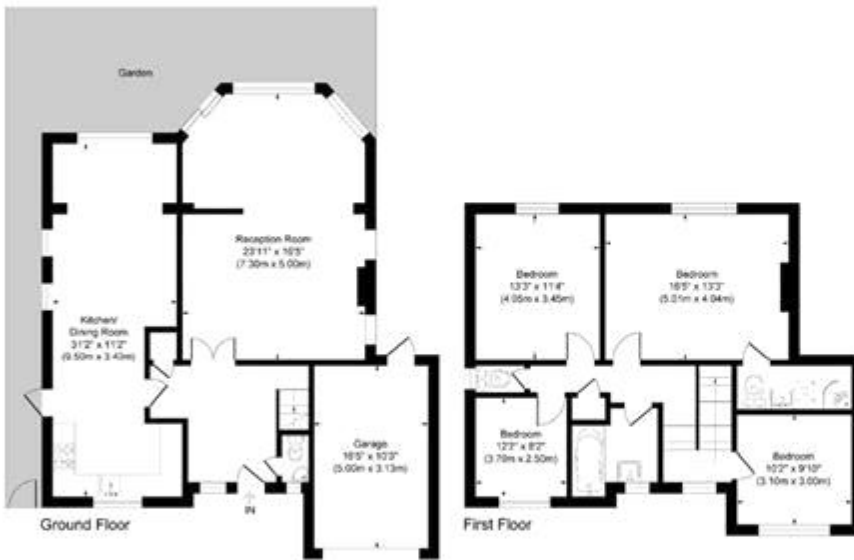


LEE GROVE, CHIGWELL, IG7
GUIDE PRICE £1,500,000 Freehold



Lee Grove

Approximate Gross Internal Area
 Ground Floor = 97.2 sq m / 1046 sq ft
 First Floor = 73.3 sq m / 790 sq ft
 Total = 170.5 sq m / 1836 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.