



Chigwell Lane, Loughton

PRICE ON REQUEST

A semi-detached, four bedroom family home with additional space ideally laid out as a separate business/annex. Beautifully located for access to shops, schools, Central Line and the motorway network. Chain Free.

Overview

- Four Bedroom Family Home
- Chain Free
- Semi Detached
- 90' Rear Garden
- Excellent Access To Central Line & Motorway Network
- Business Premises Attached (possible beauty, clinical, veterinary use STPP)



Offered chain free, this versatile, semi-detached family home in excess of 1600 sq.ft also includes potential business premises, STPP. Beautifully located for access to shops, schools, Central Line and the motorway.

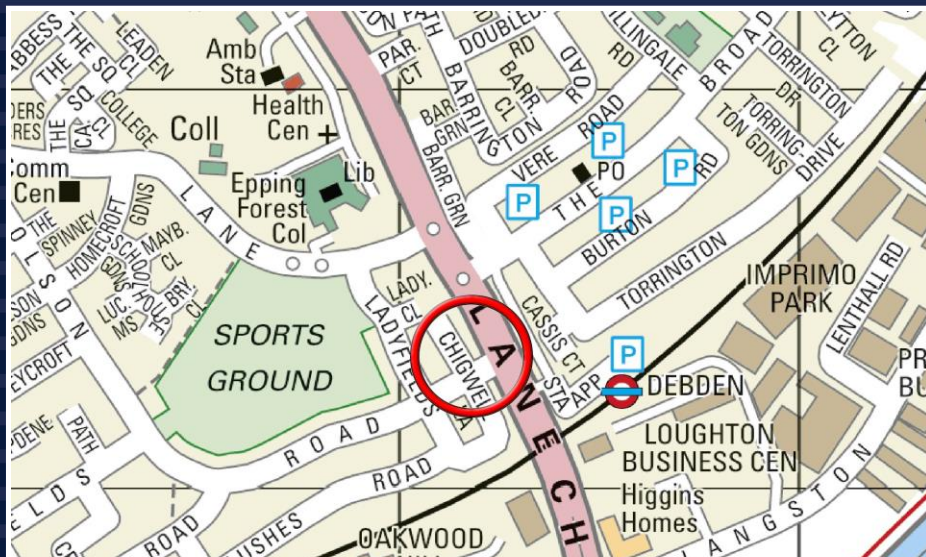


This is a very rare opportunity to purchase a great four double bedroom family home that has the somewhat unique opportunity to either run your own business from the adjacent annex (currently set up as a consulting room/surgery) or to expand on the impressive living accommodation for parents/teenagers to have their own space. The property comprises of a wide aspect reception hall that leads in to a bright dual aspect reception/dining room that extends in excess of 20', guest cloakroom, family size kitchen/dining room. On the first floor, you will find four well proportioned double bedrooms (bedroom two with stunning vaulted ceilings and skylight.). At the rear of the property the well maintained 90' garden is laid with an established lawn and planted borders. At the front of the property you will find a driveway with parking for several vehicles. The Annex has its own entrance and would be ideal for beauty, consulting or office use.



Quote

I chose to live here because it offers so much, countryside within walking distance and London just 30 minutes away via the Central Line, which is just a short 3-minute walk from the house. This is a thriving community with a plethora of great eateries and shops.



Energy Performance Certificate		HM Government																				
Dwelling type:	Semi-detached house	Reference number: B956-6127-8730-2457-3096																				
Date of assessment:	13 March 2018	Type of assessment: RdSAP - existing dwelling																				
Date of certificate:	14 March 2018	Total floor area: 145 m ²																				
Use this document to: <ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 																						
Estimated energy costs of dwelling for 3 years:		£ 3,276																				
Over 3 years you could save:		£ 798																				
Estimated energy costs of this home <table border="1"> <thead> <tr> <th></th> <th>Current costs</th> <th>Potential costs</th> <th>Potential future savings</th> </tr> </thead> <tbody> <tr> <td>Lighting</td> <td>£281 over 3 years</td> <td>£291 over 3 years</td> <td></td> </tr> <tr> <td>Heating</td> <td>£2,589 over 3 years</td> <td>£1,860 over 3 years</td> <td></td> </tr> <tr> <td>Hot Water</td> <td>£388 over 3 years</td> <td>£327 over 3 years</td> <td></td> </tr> <tr> <td>Total</td> <td>£3,258</td> <td>£2,478</td> <td>You could save £ 780 over 3 years</td> </tr> </tbody> </table>				Current costs	Potential costs	Potential future savings	Lighting	£281 over 3 years	£291 over 3 years		Heating	£2,589 over 3 years	£1,860 over 3 years		Hot Water	£388 over 3 years	£327 over 3 years		Total	£3,258	£2,478	You could save £ 780 over 3 years
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These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and clocks, and electricity generated by microgenerators.																						
Energy Efficiency Rating <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>This potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>																						
Top actions you can take to save money and make your home more efficient <table border="1"> <thead> <tr> <th>Recommended measures</th> <th>Indicative cost</th> <th>Typical savings over 3 years</th> </tr> </thead> <tbody> <tr> <td>1 Cavity wall insulation</td> <td>£500 - £1,500</td> <td>£ 258</td> </tr> <tr> <td>2 Floor insulation (solid floor)</td> <td>£4,200 - £8,300</td> <td>£ 120</td> </tr> <tr> <td>3 Replace boiler with new condensing boiler</td> <td>£2,200 - £3,000</td> <td>£ 423</td> </tr> </tbody> </table> <p>See page 3 for a full list of recommendations for this property.</p> <p>To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 123 1234 (standard landline calls). The Green Deal may enable you to finance your home repairs and upgrades to run.</p>			Recommended measures	Indicative cost	Typical savings over 3 years	1 Cavity wall insulation	£500 - £1,500	£ 258	2 Floor insulation (solid floor)	£4,200 - £8,300	£ 120	3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 423								
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Ground Floor

Approx. 77.2 sq. metres (831.2 sq. feet)



First Floor

Approx. 73.3 sq. metres (789.5 sq. feet)



Total area: approx. 150.6 sq. metres (1620.8 sq. feet)

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

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Tel: 0203 355 2744



A: Suite 3, 1st Floor, 113 High Road, Loughton, Essex. IG10 4JA

T: 0203 355 2744

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.