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374 Fencepiece Road
Chigwell, IG7 5DY
Price guide £600,000

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** Price Guide: £600,000 to £650,000 *** Arbon & Miller are privileged to offer this DECORATIVELY IMMACULATE four bedroom mid-terrace family home situated in this highly sought after location within the ever-popular West Hatch High School catchment. The property also benefits from being within 0.7 miles of both GRANGE HILL & HAINAULT CENTRAL LINE STATIONS with the latter offering direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. Local shops and bus services are also within close proximity. The ground floor consists of a spacious Lounge, open plan Dining Area and Feature Kitchen and Conservatory to the rear. The first floor boasts three well-proportioned Bedrooms and Family Bathroom. The second floor comprises of an additional Bedroom with plenty of eaves storage. The exterior boasts a delightfully maintained Rear Garden which is mainly laid to lawn, with a large feature Summerhouse to the rear and Detached Garage via service road. To the front of the property benefits from private driveway providing MULTIPLE CAR PARKING SPACES. An early viewing is highly recommended to appreciate the many features.

ENTRANCE PORCH

Leaded light style double glazed door with fixed leaded light style sidelights, tiled floor, obscure double glazed door to:

ENTRANCE HALL 15'6 x 6'5 (4.72m x 1.96m)

Enclosed radiator, wood style flooring, understairs storage cupboard, picture rail, door to Dining Area and Kitchen, further door to:

LOUNGE 15'4 into bay x 11'6 max (4.67m into bay x 3.51m max)

Five light leaded light style double glazed bay window with fanlights over, radiator, picture rail, wood strip flooring, feature fireplace with wooden surround, tiled insert and electric fire, folding doors to;

DINING AREA 10'6 x 10'5 (3.20m x 3.18m)

Wood strip flooring, double doors leading to Conservatory, open to:

FEATURE KITCHEN 13'5 x 8'6 (4.09m x 2.59m)

Wall and base units, working surfaces, cupboards and drawers, stainless steel sink bowl with mixer tap, integrated washing machine and dishwasher, cupboard housing Valliant combi-boiler, breakfast bar, spotlights to ceiling, skylight, part tiled walls, tiled floor with underfloor heating, three light double glazed window, with fanlight over to rear.

CONSERVATORY 12'2 x 8'2 (3.71m x 2.49m)

Ceiling fan, tiled floor, various double glazed windows with leaded light style fanlights over, double glazed doors leading to Rear Garden.

LANDING

Stairs to second floor, picture rail, door to all rooms.

BEDROOM ONE 15'3 x 11'8 (4.65m x 3.56m)

Two leaded light style two light double glazed windows with fanlight over to front, radiator, built-in wardrobe cupboards to one wall, picture rail.

BEDROOM TWO 11'8 x 10'8 (3.56m x 3.25m)

Three light leaded light style double glazed window with fanlight over to rear, radiator, exposed wood floorboards, picture rail.

BEDROOM FOUR 8'3 x 6'5 (2.51m x 1.96m)

Currently used as a Home Office. Two light leaded light style double glazed window with fanlight over to front, radiator, picture rail.

FEATURE BATHROOM 7'5 x 6'3 (2.26m x 1.91m)

P-shaped panel enclosed bath with inset mixer tap, shower head and glass shower screen, suspended wash hand basin with mixer tap, low level wc, spotlights to ceiling, tiled floor, tiled walls, heated towel rail, two light obscure double glazed window to rear.

SECOND FLOOR LANDING

Skylight, door to:

BEDROOM THREE 13'5 x 10'6 to extremes (4.09m x 3.20m to extremes)

Two skylights, built-in wardrobe cupboards, eaves storage, spotlights to ceiling, electric heater, laminated style wood strip flooring.

REAR GARDEN

Approx 80ft Rear Garden with decking area, outside tap, remainder mainly laid to lawn, steps leading to rear decked area leading to:

SUMMER HOUSE 14'2 x 14'1 (4.32m x 4.29m)

Power and lighting, various double glazed windows.

DETACHED GARAGE

Power and lighting. Access via service road.

FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES via private driveway.

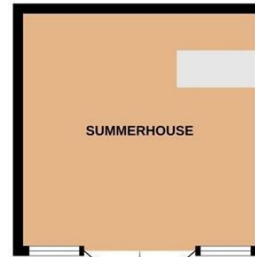
COUNCIL TAX

Epping Forest District Council - Tax Band E

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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