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723 Copperfield
Chigwell, IG7 5LF
Price guide £440,000

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Guide Price: £440,000 - £450,000. Arbon & Miller Estate Agents are pleased to offer this DECORATIVELY IMMACULATE three-bedroom mid-terrace family home situated on this pleasant residential turning of Copperfield. The property is conveniently located within 1/2 a mile walking distance from both Grange Hill and Hainault CENTRAL LINE STATIONS with the latter offering direct access to Stratford within 20 minutes and Liverpool Street within 30 minutes. Local shops and bus services are also close by. The ground floor consists of a 15ft 8 Reception Room, 13ft 11 Kitchen and downstairs Cloakroom. The first floor boasts three well-proportioned Bedrooms and a delightful 6ft7 Family Shower Room/WC. There is a well-maintained Rear Garden and Garage en bloc to rear. Copperfield is complemented by external views of large green communal spaces. We highly recommend an internal inspection to appreciate the property's many key features.

ENTRANCE HALL

Obscure glazed UPVC entrance door, dado rail, stairs to first floor, obscure glazed doors leading to Lounge and Kitchen, further obscure glazed door to:

CLOAKROOM 4'6 x 3'11 (1.37m x 1.19m)

Low level wc, suspended corner wash hand basin, wall mounted Worcester Combi boiler, part tiled walls, wall mounted fuse box, obscure double glazed window to front.

KITCHEN 13'11 into bay x 9'2 (4.24m into bay x 2.79m)

Range of base and wall units with concealed lighting, working surfaces, cupboards and drawers, four ring electric hob with canopy extractor over, built-in 'Hotpoint' oven, plumbing for washing machine and dishwasher, sink bowl and drainer with mixer tap, radiator, laminated style wood strip flooring, four light double glazed bay window with fanlights over to front.

LOUNGE 15'8 max narrowing to 12'7 x 13'5 (4.78m max narrowing to 3.84m x 4.09m)

Two light double glazed window to rear, double glazed sliding patio door with fixed sidelight leading to Rear Garden,

laminated wood strip style flooring, radiator, understairs storage cupboard.

FIRST FLOOR LANDING

Access to all rooms, access to loft, built-in storage cupboard.

BEDROOM ONE 13'3 x 9'8 into door recess narrowing to 8'7 (4.04m x 2.95m into door recess narrowing to 2.62m)

Three light double glazed window to rear, radiator, laminated style wood strip flooring.

BEDROOM TWO 11'6 x 9'8 (3.51m x 2.95m)

Three light double glazed window to front, radiator, laminated style wood strip flooring, built-in wardrobe cupboards to one wall.

BEDROOM THREE 7'10 x 6'7 (2.39m x 2.01m)

Two light double glazed window to rear, radiator, laminated style wood strip flooring.

SHOWER ROOM 6'7 x 5'8 (2.01m x 1.73m)

Large raised walk-in shower cubicle with shower attachment, 'rainforest' style shower head over and glazed side screen, vanity unit with wash hand basin and mixer

tap, low level wc, tiled walls, heated towel rail, two light obscure double glazed window to front.

REAR GARDEN

Paved patio area, outside power points, outside tap, awning, raised bedding area to centre, paved path leading to gated rear access, wooden storage shed, remainder mainly laid to concrete.

GARAGE

Garage located in block with accessed via Regency Close.

FRONT GARDEN

Mainly laid to lawn.

COUNCIL TAX

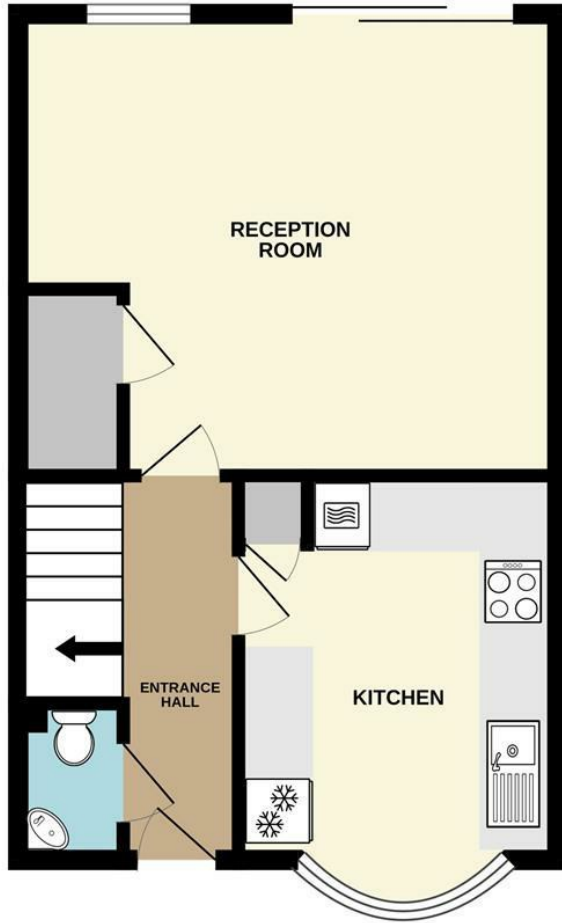
Epping Forest District Council - Band D

AGENTS NOTE

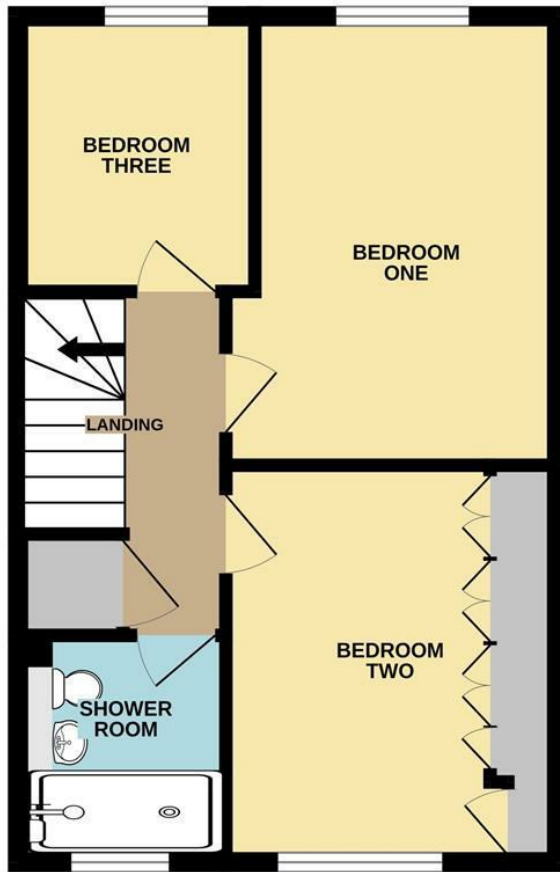
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services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



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.

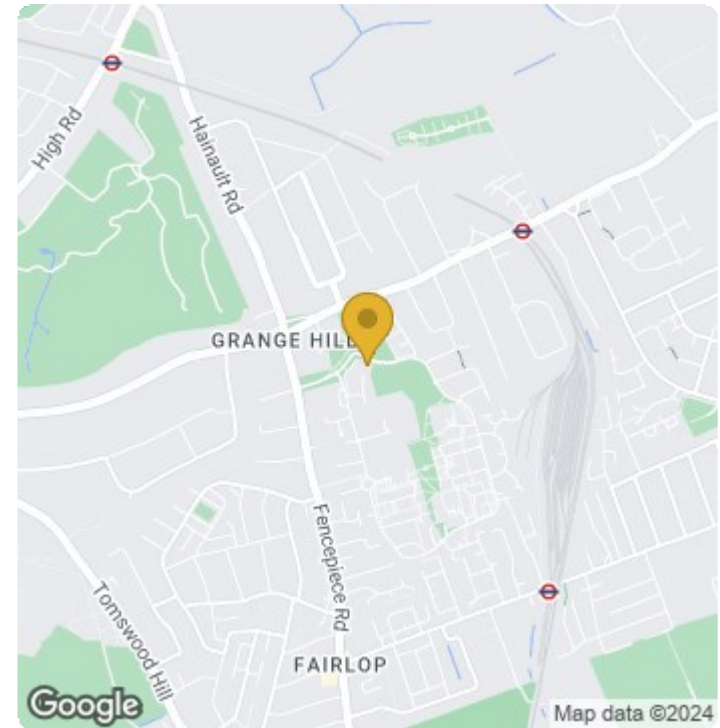


1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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 not 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		91
(81-91) B	78	
(69-80) C		
(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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