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123 Long Green
Chigwell, IG7 4JE
Offers in excess of £450,000

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Arbon & Miller welcome you to Long Green - This charming semi-detached house located in the picturesque area of Chigwell. This property boasts a delightful cottage style with a modern twist, offering two reception rooms that provide ample space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home. The property features an extended layout, providing a unique touch to the traditional cottage design. The bathroom is well-appointed to cater to your daily needs, ensuring convenience and comfort. Situated near Grange Hill Station, commuting is made easy for those who need to travel for work or leisure. And the best part? This property is chain-free, offering you a hassle-free buying experience without any delays.

ENTRANCE PORCH 5'4 x 2'9 (1.63m x 0.84m)

Gas meter, inset spotlights to ceiling, wooden entrance door to:

ENTRANCE HALL 14'8 x 3'8 (4.47m x 1.12m)

Obscure double glazed window to flank, spotlights to ceiling, open to:

CLOAKROOM 6'2 x 3'8 (1.88m x 1.12m)

Low level wc, wash hand basin with mixer tap, part panelled walls, cupboard housing combi boiler. obscure double glazed window with fanlight over.

DINING AREA 16'3 x 9'1 (4.95m x 2.77m)

Spotlights, double radiator, wood strip flooring, doors to:

KITCHEN 14'3 x 7'4 (4.34m x 2.24m)

Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with electric hob and extractor fan over, integrated fridge, plumbing for washing machine and tumble dryer, stainless steel sink top unit, tiled splashbacks, double radiator, inset spotlights to ceiling, two double glazed windows with fanlights over.

LOUNGE 12'8 x 11'9 (3.86m x 3.58m)

Three light double glazed window with fanlight over, wood strip flooring, inset spotlights to ceiling, double radiator, stairs to first floor.

FIRST FLOOR LANDING

Spotlights to ceiling, access to loft, doors to:

BEDROOM ONE 13'2 x 9'6 (4.01m x 2.90m)

Two light double glazed window, wood strip flooring, dado rail, spotlights to ceiling, radiator.

BEDROOM TWO 9'2 x 8'2 (2.79m x 2.49m)

Wood strip flooring, two light double glazed window with fanlight over, radiator, spotlights to ceiling.

BEDROOM THREE 9'3 x 5'9 (2.82m x 1.75m)

Dado rail, storage cupboard, radiator, three light double glazed window with fanlight over.

BATHROOM 12'7 x 3'8 (3.84m x 1.12m)

Tiled enclosed bath with mixer tap and

shower attachment, low level wc, wash hand basin with mixer tap, tiled walls, tiled floor, heated towel rail, two obscure double glazed windows with fanlights over, inset spotlights to ceiling.

REAR GARDEN

Shingle area leading to lawn, mature tree and shrub borders, shed on hardstanding, pedestrian side access.

FRONT GARDEN

Shingled area, mature tree and shrubs.

COUNCIL TAX

London Borough of Redbridge - Band D

AGENTS NOTE

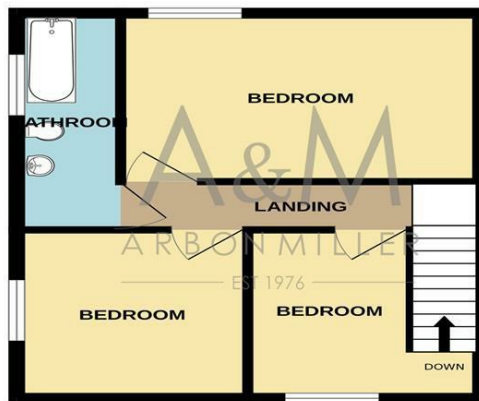
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services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



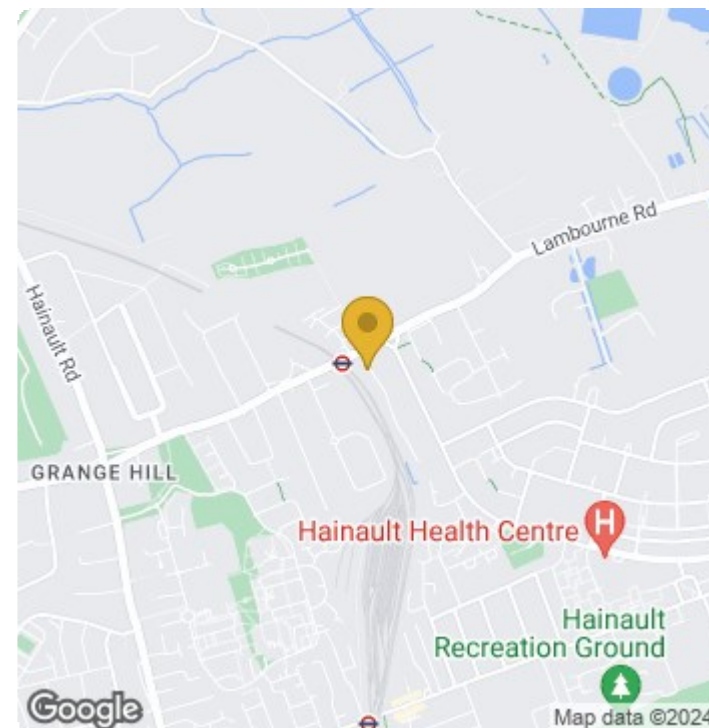
GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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 | | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

