





## 1 Manford Close, Chigwell, Essex IG7 4AP

**\*\*\* DEVELOPMENT OPPORTUNITY \*\*\*** Welcome to this charming property located in the sought-after area of Manford Close, Chigwell. Located on a substantial plot and with other properties in the local vicinity already developed, we believe that planning could be obtained for a 2 bedroom dwelling to be erected (SSTP). This delightful house boasts one reception room, three cosy bedrooms, and a well-appointed bathroom, making it the perfect place to call home. Situated in a semi-detached setting, the existing house is presented in immaculate decorative condition and ensures that you can move in hassle-free and start enjoying all the comforts it has to offer. Don't miss out on the opportunity to own this lovely home with so much to offer. Whether you're looking to settle down in a popular neighborhood or seeking a property with great potential for development, this house in Manford Close is sure to tick all the boxes.

### **ENTRANCE PORCH 6'8 x 2'8 (2.03m x 0.81m)**

Double glazed double doors with fixed double glazed sidelights, two wall light points, wooden leaded light style entrance door to:

### **ENTRANCE HALL 12 x 6'8 (3.66m x 2.03m)**

Double radiator, under stairs storage cupboard, doors to:

### **LOUNGE 13'7 x 12'1 (4.14m x 3.68m)**

Light double glazed window with fanlights over, feature fire place and surround, double radiator, two wall light points.

### **DINING AREA 10'3 x 8'8 (3.12m x 2.64m)**

Double radiator, double glazed sliding patio door with fixed double glazed sidelight leading to:

### **KITCHEN 10'3 x 8'8 (3.12m x 2.64m)**

Range of base and wall units, working surfaces, cupboards and drawers, space for gas hob with extractor hood over, plumbing for washing machine, one and a half bowl sink top with mixer tap, tiled walls, opening to Dining Area, double glazed window with fanlight over with obscure double glazed door leading to Rear Garden.

### **SIDE PORCH 8'8 x 2'2 (2.64m x 0.66m)**

Double glazed door with fixed double glazed sidelights leading to Rear Garden.

### **LANDING**

Light double glazed window with fanlight over to flank, access to all rooms, doors to:

### **BEDROOM ONE 13'5 x 8'6 (4.09m x 2.59m)**

Light double glazed window with fanlights over, double radiator.

### **BEDROOM TWO 13'5 x 12 (4.09m x 3.66m)**

Light double glazed window with fanlights over, double radiator, fitted wardrobe cupboards to one wall.

### **BEDROOM THREE 9'1 x 8'8 (2.77m x 2.64m)**

Light double glazed window with fanlight over, double radiator

### **SHOWER ROOM 7 x 5'6 (2.13m x 1.68m)**

Shower cubicle with mixer tap and shower attachment and additional 'rainforest' style shower head over, vanity wash hand basin with mixer tap, enclosed low level wc, tiled walls, double radiator, obscure double glazed window with fanlight over.

### **REAR GARDEN**

Paved Rear Garden with rockery area to rear, brick-built outbuilding providing storage room and outside wc.

### **DETACHED GARAGE 17'3 x 9 (5.26m x 2.74m)**

Access via driveway.

### **SIDE PLOT**

This plot offers potential for development subject to planning permission (STPP).

### **FRONT GARDEN**

Providing MULTIPLE CAR PARKING SPACES via private driveway.

### **COUNCIL TAX**

London Borough of Redbridge - Band C

### **AGENTS NOTE**

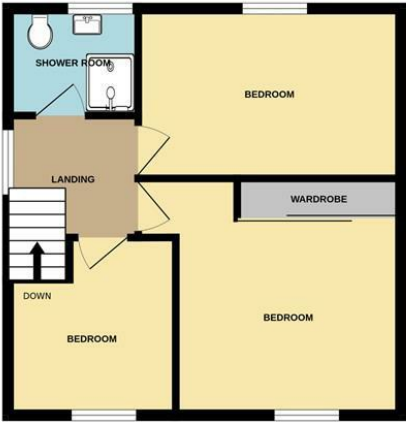
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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  
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



