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186 Limes Avenue
Chigwell, Essex IG7 5LT
Price guide £475,000

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*** GUIDE PRICE £475,000 - £500,000 *** CHAIN FREE *** Arbon & Miller Estate Agents are pleased to offer this DECORATIVELY IMMACULATE four-bedroom mid-terrace family home situated on this pleasant residential turning. 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 Reception Room, En-suite double bedroom, Kitchen and Cloakroom. The first floor boasts three well-proportioned Bedrooms, Office/ Bedroom Five and a delightful Family bathroom/WC. There is a well-maintained courtyard Garden. We highly recommend an internal inspection to appreciate the property's many key features. NOTE: The property is a Lightweight Expanded Clay Aggregate (LECA) non-traditional build. Please contact us should you require further information.

ENTRANCE PORCH

Obscure UPVC double glazed door with fixed sidelights, storage cupboard housing boiler, double glazed UPVC door to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, further storage cupboard, wood strip flooring, doors to:

CLOAKROOM

Low level wc, wash hand basin with mixer tap, tiled walls, tiled floor, spotlights to ceiling.

KITCHEN

Range of wall and base units, Oak working surfaces, cupboards and drawers, five ring gas hob with extractor fan over, double eye level oven, plumbing for washing machine and dishwasher, recess for fridge/freezer, part tiled walls, tiled floor, spotlights to ceiling, two light double glazed window with fitted shutters.

INNER LOBBY

Storage cupboards, coved cornice, double radiator, wood strip flooring, door to:

BEDROOM FOUR

Wood strip flooring, double radiator,

coved cornice, double glazed double door with fanlight over to courtyard garden, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with electric power shower and hand held shower attachment, wash hand basin with mixer tap, tiled walls, tiled floor, extractor fan.

RECEPTION ROOM

Wood strip flooring, double radiator, two light double glazed window to flank with shutters, double glazed double doors with shutters leading to courtyard garden.

FIRST FLOOR LANDING

Storage cupboard, access to loft, doors to:

BEDROOM ONE

Two light double glazed window with fitted shutters, double radiator, folding door leading to:

OFFICE/BEDROOM FIVE

Two light double glazed window with fitted shutters, double radiator, wood strip flooring.

BEDROOM TWO

Two light double glazed window with fitted shutters, double radiator.

BEDROOM THREE

Two light double glazed window with fanlight over with fitted shutters, wood strip flooring, double radiator.

BATHROOM

Tiled enclosed bath with shower attachment over and glazed side screen, pedestal wash hand basin, low level wc, heated towel rail, extractor fan, tiled walls, tiled floor.

COURTYARD GARDEN

Paved courtyard garden, covered seating area, outside tap, outside light, pedestrian rear access.

COUNCIL TAX

Epping Forest District Council - Band

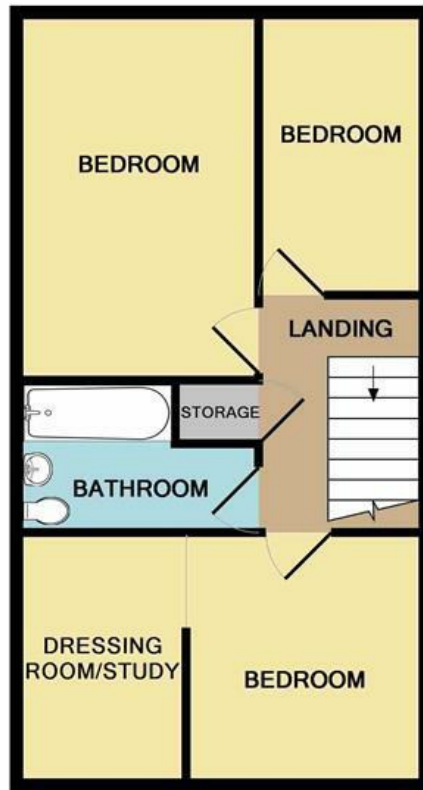
AGENTS NOTE

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.





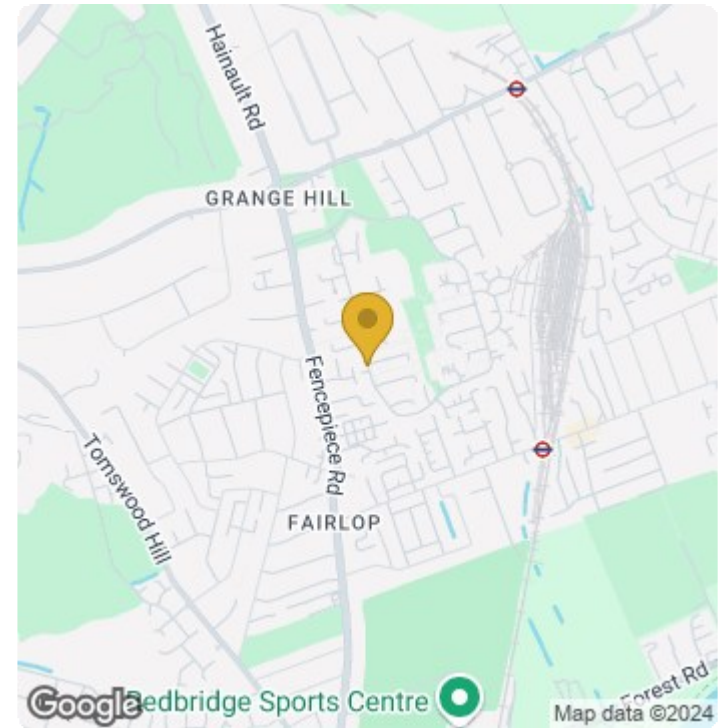
GROUND FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		87
(69-80) C	69	
(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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