



27 Tine Road, Chigwell, IG7 4HP

***** CHAIN FREE *** £500,000 - £525,000 ***** Welcome to this charming property located in the sought-after area of Tine Road, Chigwell. 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 end of terrace setting, this 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 Tine Road is sure to tick all the boxes. - Please note, this is a non standard construction (No Fines Build), please check with your lender prior to booking an appointment.

ENTRANCE HALL 15'8 x 5'8 (4.78m x 1.73m)

Wooden door with obscure double glazed insert and obscure fixed sidelights, stairs to first floor, understairs storage cupboard, radiator, spotlights to ceiling, wood strip flooring, doors to:

LOUNGE 14'8 x 12'9 (4.47m x 3.89m)

Two light double glazed window with fanlight over, wood strip flooring, double radiator, door to:

KITCHEN 14'8 x 7'11 (4.47m x 2.41m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, four burner gas hob with extractor fan over, electric under counter oven, recess for fridge/freezer, plumbing for washing machine, double radiator, tiled floor, spotlights to ceiling, cupboard housing Ideal combi boiler, two light double glazed window, door to:

INNER LOBBY 5'2 x 3' (1.57m x 0.91m)

Tiled floor, UPVC double glazed door to rear garden, door to:

CLOAKROOM 5'2 x 2'8 (1.57m x 0.81m)

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

FIRST FLOOR LANDING

Access to loft, spotlights to ceiling, doors to:

BEDROOM ONE 12'2 x 11'3 (3.71m x 3.43m)

Two light double glazed window with fanlights over, fitted cupboard, double radiator.

BEDROOM TWO 12'7 x 9'6 (3.84m x 2.90m)

Double glazed window with fanlight over, double radiator, storage cupboard.

BEDROOM THREE 8'3 x 8'3 (2.51m x 2.51m)

Double glazed window with fanlight over, double radiator, storage cupboard.

BATHROOM 6'5 x 5'3 (1.96m x 1.60m)

Panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, panelled walls, heated towel rail, laminated flooring, storage cupboard, obscure double glazed window with fanlight over.

SEPARATE WC 5'6 x 2'5 (1.68m x 0.74m)

Wood strip flooring, low level wc, obscure double glazed window with fanlight over, part tiled walls.

REAR GARDEN

Patio area, remainder laid to lawn, timber shed on hardstanding, paved side garden with pedestrian side access, outside tap, outside light.

FRONT GARDEN

Paved front garden providing MULTIPLE CAR PARKING SPACES. Pea shingled area.

COUNCIL TAX

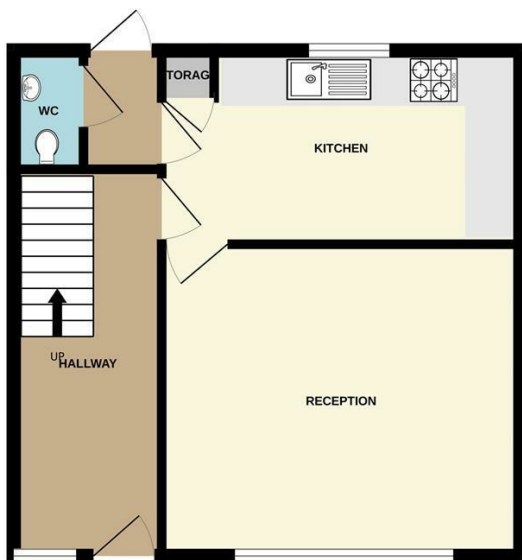
London Borough of Redbridge - Band C

AGENTS NOTE

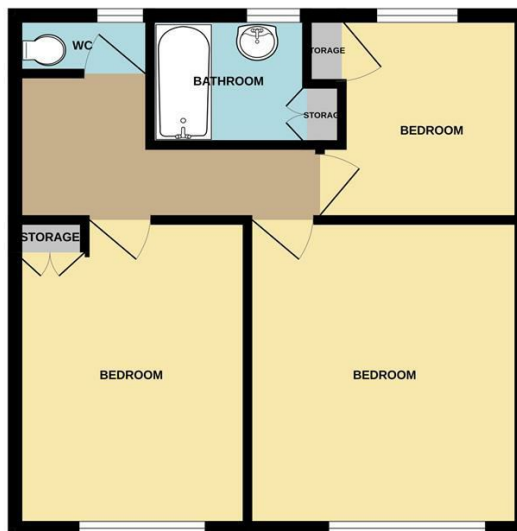
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

