

# CHISSICK

Residential Sales and Lettings



**Mount Pleasant Road, Chigwell, IG7 5ER**

**Offers Over £1,025,000**

 5  2  3  D



# Mount Pleasant Road, Chigwell, IG7 5ER

## Offers Over £1,025,000



### ENTRANCE

Door to enclosed Entrance Porch with further door to:

### LOBBY STYLE ENTRANCE HALL

Attractive brick fireplace surround with hearth, leaded light double glazed bay window to front with deep window sell, parquet flooring, beam effect to walls, radiator

### RECEPTION ONE

20'1x14'1 (6.12mx4.29m)

Well appointed with parquet style flooring, natural brick effect to one wall, brick built fireplace, hearth and wood burner, authentic plate rack, Tudor style beamed effect to walls, beamed effect to ceiling, radiator, double glazed French style doors to rear garden

### RECEPTION TWO

18'1x10'11 (5.51mx3.33m)

Laminate style flooring, radiator, leaded light glazed window to side

### RECEPTION THREE/STUDY

12'5x8'1 (3.78mx2.46m)

Laminate style flooring, radiator, double glazed window to front

### KITCHEN

14'5x 12'11 (4.39mx 3.94m)

Fitted with range of modern base and wall units, work surfaces, 1 1/2 bowl sink unit with mixer tap, gas cooker point, extractor hood over, plumbing for automatic washing dishwasher, leaded light double glazed window to rear, double glazed leaded light door to Conservatory

### CONSERVATORY

12'11x12' (3.94mx3.66m)

Well appointed with Amtico flooring, beamed effect to walls, wall light points, authentic plate rack, radiator, double glazed door to rear garden

### GROUND FLOOR CLOAKROOM

Comprises vanity wash hand unit with cupboard under and mixer tap, low flush WC, tiled flooring, mirrored cabinet

### STAIRS TO FIRST FLOOR LANDING

Built in cupboard housing cylinder, access to loft

### BEDROOM ONE

18'5x14'1 (5.61mx4.29m)

Picture rail, radiator, leaded light double glazed window to rear

### EN-SUITE SHOWER ROOM

Comprises walk-in shower cubicle, low flush WC, wash hand basin, tiled flooring, obscure double glazed window to side, radiator

### BEDROOM TWO

14'x12'3 (4.27mx3.73m)

Laminate style flooring, radiator, leaded light double glazed window to rear

### BEDROOM THREE

14'6x12'11 (4.42mx3.94m)

Laminate style flooring, picture rail, radiator, leaded light double glazed window to front

### BEDROOM FOUR

13'2x10'7 (4.01mx3.23m)

Laminate style flooring, two leaded light double glazed windows to front

### BEDROOM FIVE

14'4x7'5 (4.37mx2.26m)

Radiator, laminate style flooring, leaded light double glazed window to front

### FAMILY SHOWER ROOM

Part tiled with suite comprising tiled panelled bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and storage under, tiled flooring, spotlights, low flush WC, heated towel rail, obscure double glazed window to rear

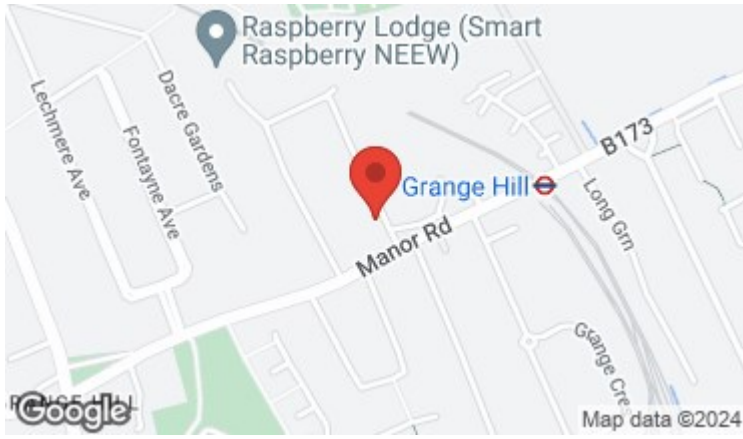
### EXTERIOR

There is off street parking to front and own drive leading to integral garage

The rear garden is well planned and tended with patio area, lawn, mature shrubs and trees.

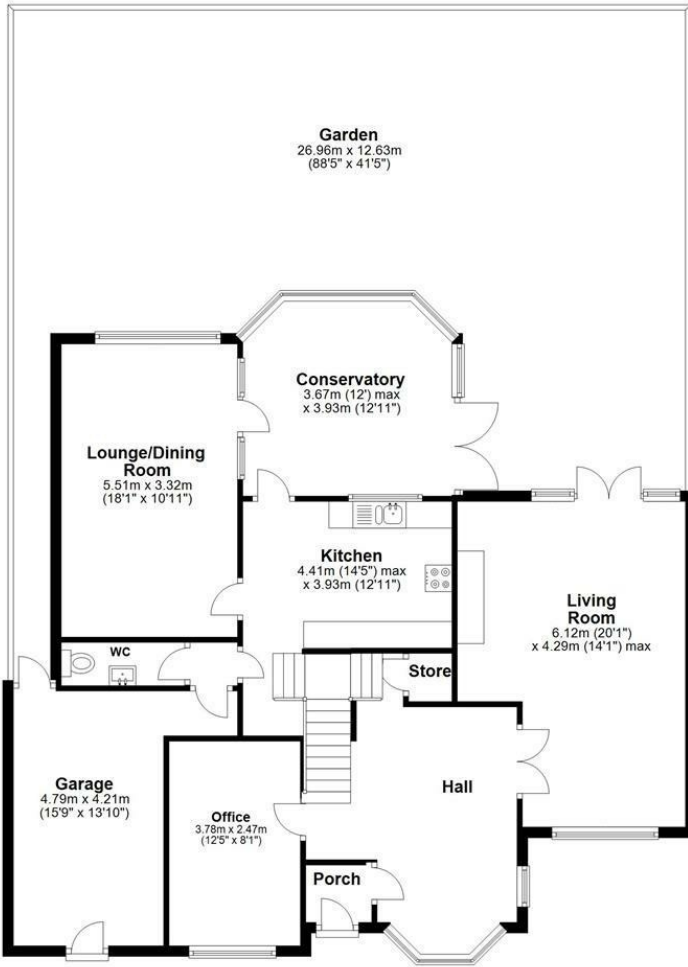
Council Tax Band F





### Ground Floor

Approx. 115.0 sq. metres (1238.2 sq. feet)



### First Floor

Approx. 95.3 sq. metres (1025.9 sq. feet)



Total area: approx. 210.3 sq. metres (2264.1 sq. feet)

2 Mount Pleasant Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			C
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.