

CHISSICK

Residential Sales and Lettings



Oak Lodge Avenue, Chigwell, IG7 5JA

Asking Price £999,950

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Entrance

Double glazed door to spacious enclosed entrance porch with further door to:

Entrance Hall

Imposing Entrance Hall with wood style flooring, concealed radiator, spotlights and cloaks cupboard.

Through Lounge

35'2 x 11'5 (10.72m x 3.48m)

Extremely well appointed with fitted pebble effect fire to wall, coved cornicing, spotlights, double glazed window to front and double glazed doors to rear garden.

Reception Two/TV Room

15'7 x 10'2 (4.75m x 3.10m)

Well appointed with wood style flooring, concealed radiator, coved cornicing, built in display cabinet, double glazed window to front. Air conditioning unit.

Kitchen/Diner

19'8 x 9'8 (5.99m x 2.95m)

Fitted with extensive range of modern white base and wall units, co-ordinating work surfaces, inset sink unit with mixer tap, integrated appliances including dishwasher, fridge/freezer, microwave, double oven and grill, built in gas hob with extractor over, tiled flooring, spotlights, double glazed windows and double glazed doors to rear garden, radiator.

Utility Room

Comprises plumbing for automatic washing machine and space for tumble dryer, inset sink unit with mixer tap, tiled flooring, built in cupboard housing gas central heating, double glazed window to side.

Ground Floor Cloakroom

Spacious with suite comprising low flush WC, vanity wash hand basin with mixer tap and drawers under, spotlights, tiled flooring, mirror to wall.

Stairs to First Floor Landing

Concealed radiator, coved cornicing, spotlights.

Bedroom One

22'5 x 10'4 (6.83m x 3.15m)

Extremely well fitted with extensive range of modern fitted wardrobes, matching dresser and drawers, part mirrored doors presenting concealed entrance to En-Suite Shower Room, double glazed window to front. Air-conditioning unit.

En-Suite Shower Room

Spacious with suite comprising walk-in tiled shower cubicle, low flush WC, His and Hers vanity wash hand basin with mixer taps and storage under, mirror/light over, obscure double glazed window to rear, spotlights, tiled flooring.

Bedroom Two

11'9 x 10'6 (3.58m x 3.20m)

Fitted with range of modern wardrobes, matching freestanding dressing table, radiator, double glazed window to rear.

Bedroom Three

14'3 x 9'4 (4.34m x 2.84m)

Fitted with built-in wardrobes and built in dresser, radiator, double glazed window to front.

Bedroom Four

8'11 x 8'4 (2.72m x 2.54m)

Bespoke built in office units including desk with built in drawers and shelving, built in cupboard, laminate style flooring, radiator, double glazed window to front.

Family Bathroom

Superb modern suite comprising tiled panelled bath with shower screen, low flush WC, rectangular style vanity wash hand basin with mixer tap and drawer under, mirror/light over, tiled flooring, heated towel rail, spotlights, double glazed window to rear.

Exterior

The front is paved providing multiple off street parking.

There is side entrance to most attractive rear garden with good size paved patio, lawn, mature shrubs and plants.

Further patio area at rear leading to brick built outbuilding.

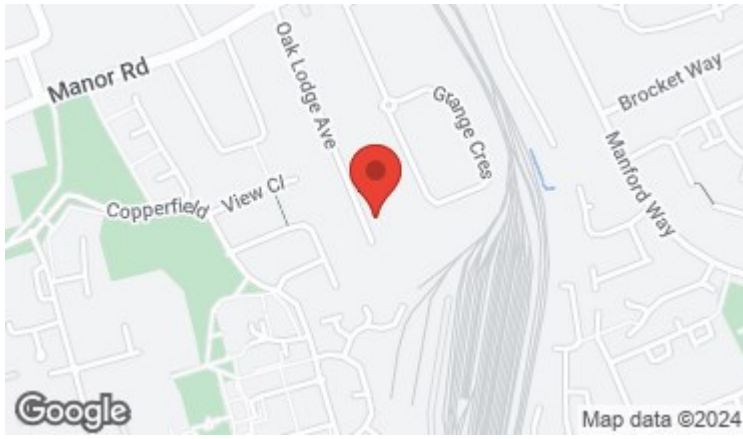
Brick Out-Building

13'1 x 11'2 (3.99m x 3.40m)

Power and light.

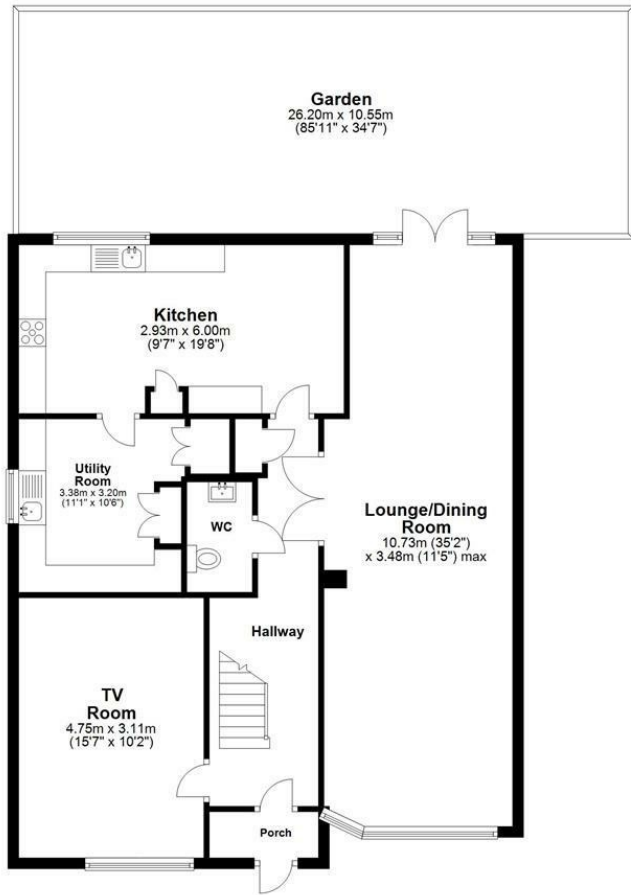
Council Tax Band F





Ground Floor

Approx. 96.7 sq. metres (1041.0 sq. feet)



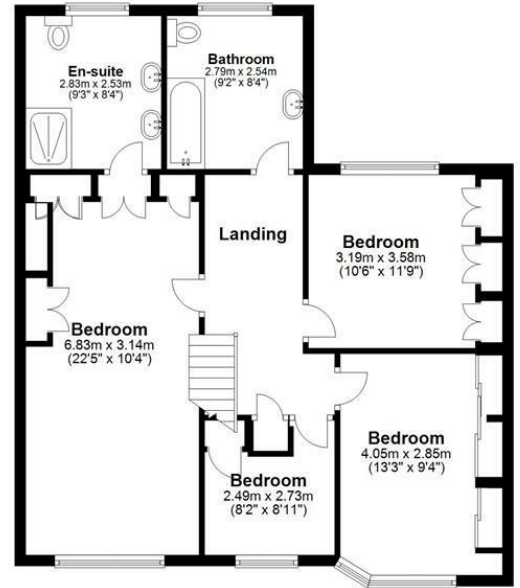
Outbuilding

Approx. 13.6 sq. metres (146.4 sq. feet)



First Floor

Approx. 76.7 sq. metres (825.9 sq. feet)



Total area: approx. 187.0 sq. metres (2013.3 sq. feet)

FOR ILLUSTRATION PURPOSES ONLY: While every attempt has been made to ensure this floorplan is accurate, we cannot guarantee every aspect is 100%. Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
	82
	65
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>	

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