

CHISSICK

Residential Sales and Lettings



Millwell Crescent, Chigwell, IG7 5HX

£820,000

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Entrance

Door to Spacious Entrance Hall

Entrance Hall

Radiator, double glazed window to side and front

Through-Lounge

27'x12'1 (8.23mx3.68m)

Brick built style fireplace with open fire, backdrop and hearth, wall light points, two radiators, sliding patio doors to rear garden, double glazed window to front

Fitted Kitchen

11'10x9'11 (3.61mx3.02m)

Part tiled with range of modern base and wall units, work surfaces, inset sink unit with mixer tap, integrated fridge/freezer, plumbing for automatic washing machine, gas cooker point, extractor fan over, tiled flooring, radiator, spotlights, coved corning, double glazed window to rear, double glazed door to rear, radiator,

Ground Floor Cloakroom

Comprises pedestal wash hand basin with mixer tap, low flush WC, tiled flooring, obscure double glazed window to side

Stairs to First Floor Landing

Built in cupboard

Bedroom One

14'6x11'8 (4.42mx3.56m)

Fitted wardrobes with inset dresser, coved corning, radiator, double glazed window to front

Bedroom Two

12'5x9'11 (3.78mx3.02m)

Fitted wardrobes with built in headboard and end tables, radiator, double glazed window to rear

Bedroom Three

12'5x9'11 (3.78mx3.02m)

Built in cupboard, radiator, double glazed window to rear

Family Bathroom

Tiled with suite comprising panelled bath with grab rail, mixer tap and shower attachment, shower screen, pedestal wash hand basin, low flush WC, tiled flooring, obscure double glazed window to front

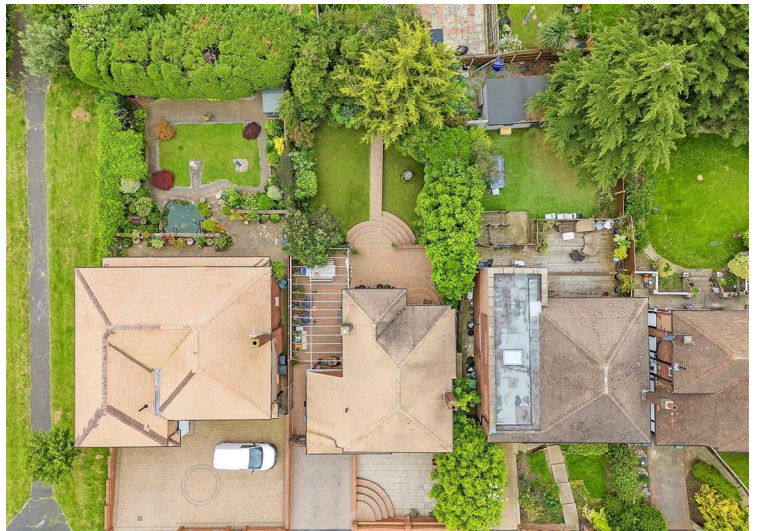
Exterior

The front is mainly paved providing off street parking

There is own drive to integral garage 16'2x8'6 with double doors, power and light

There is well landscaped rear garden which is also approached via side entrance and of good size with attractive patio area, lawn, well tended mature shrubs and trees

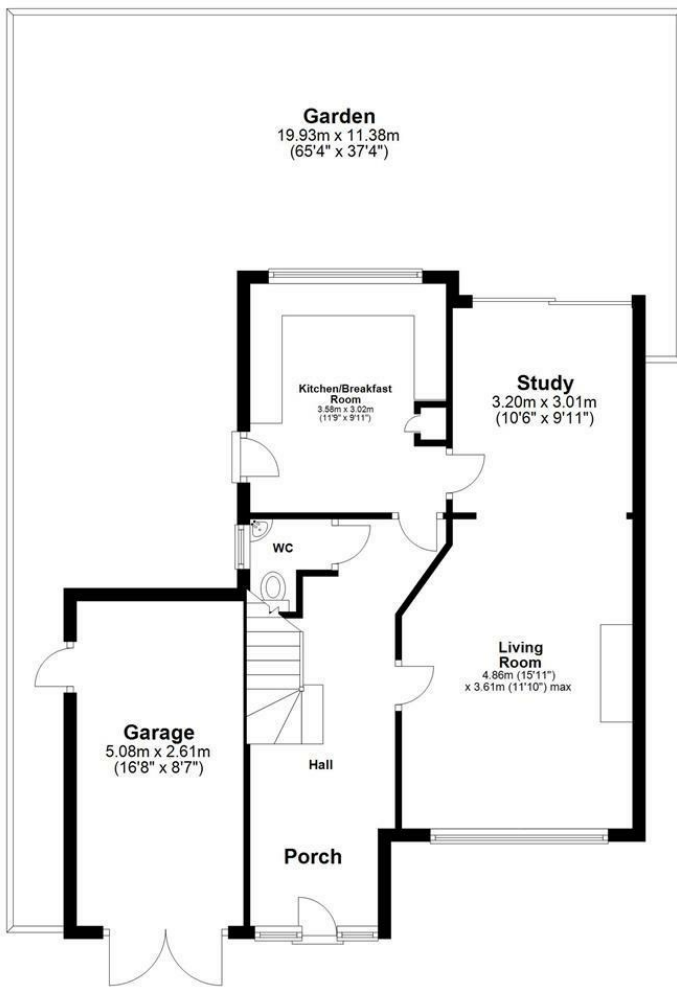
Council Tax Band F





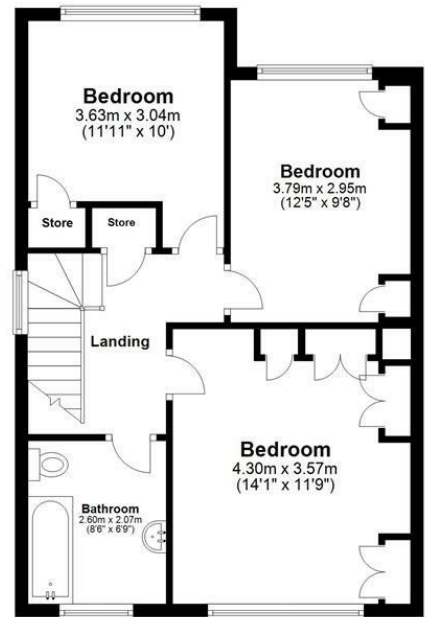
Ground Floor

Approx. 67.1 sq. metres (722.2 sq. feet)



First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Total area: approx. 118.6 sq. metres (1276.2 sq. feet)

Millwell Crescent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			62
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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