

CHISSICK

Residential Sales and Lettings



Oak Lodge Avenue, Chigwell, IG7 5HZ
Price Guide £799,950





20 Oak Lodge Avenue Chigwell, IG7 5HZ

- CHARMING DETACHED HOME IN NEED OF MODERISATION
- FIRST FLOOR BATHROOM
- THROUGH LOUNGE
- MATURE REAR GARDEN
- OFF STREET PARKING
- THREE BEDROOMS
- SEPARATE WC
- FITTED KITCHEN
- ATTACHED GARAGE
- NO ONWARD CHAIN / NEW ON MARKET

GUIDE PRICE £799,950 - £809,950

A MOST ATTRACTIVE DETACHED THREE BEDROOM PROPERTY WHICH IS CLOSE TO GRANGE HILL CENTRAL LINE STATION AND LOCAL AMENITIES. THERE ARE THREE BEDROOMS, FIRST FLOOR BATHROOM WITH SEPARATE WC, THROUGH LOUNGE, FITTED KITCHEN, GOOD SIZE REAR GARDEN, OFF STREET PARKING AND OWN DRIVE TO GARAGE, GAS CENTRAL HEATING AND DOUBLE GLAZING. THE PROPERTY IS IN NEED OF REFURBISHMENT AND HAS POTENTIAL FOR EXTENDING SUBJECT TO THE USUAL PLANNING CONSENTS. INTERNAL VIEWING IS HIGHLY RECOMMENDED. NO ONWARD CHAIN

Price Guide £799,950



Entrance

Entrance Hall

Through Lounge 28'2 x 11'9 (8.59m x 3.58m)

Kitchen/Diner 12'3 x 10'3 (3.73m x 3.12m)

Stairs to First Floor Landing

Bedroom One
15'2 (into bay) x 11'10 (4.62m (into bay) x 3.61m)

Bedroom Two 12'1 x 10'5 (3.68m x 3.18m)

Bedroom Three 9'7 x 8'0 (2.92m x 2.44m)

Family Bathroom

Separate WC

Exterior





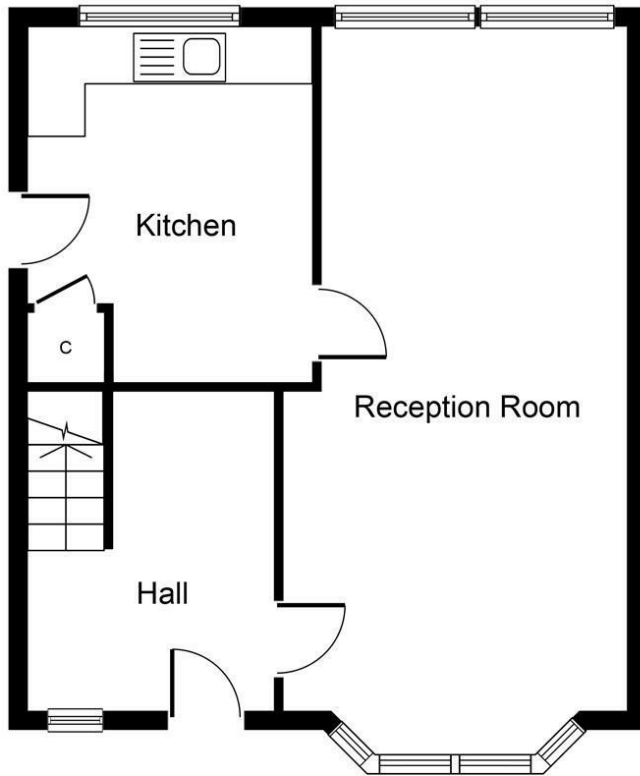
Attached Garage
COUNCIL TAX BAND F

18'2 x 7'9 (5.54m x 2.36m)

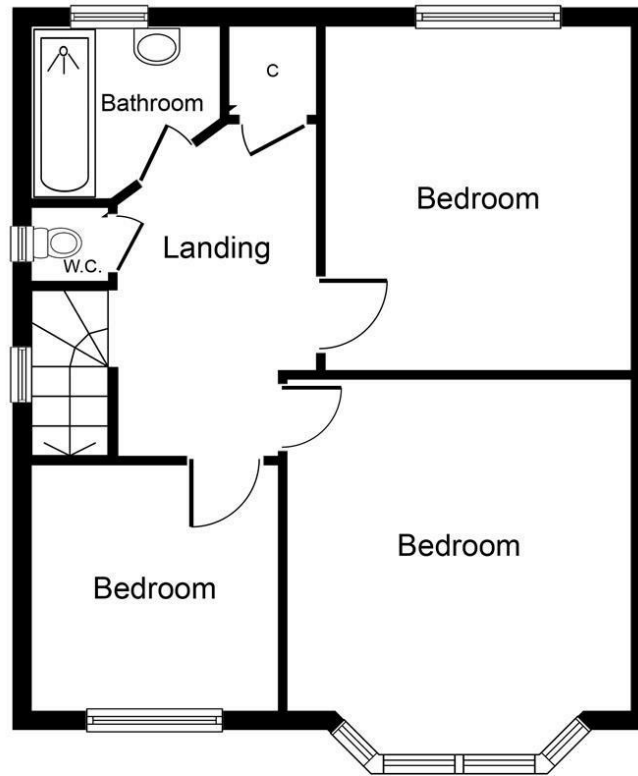
Directions







Ground Floor



First Floor

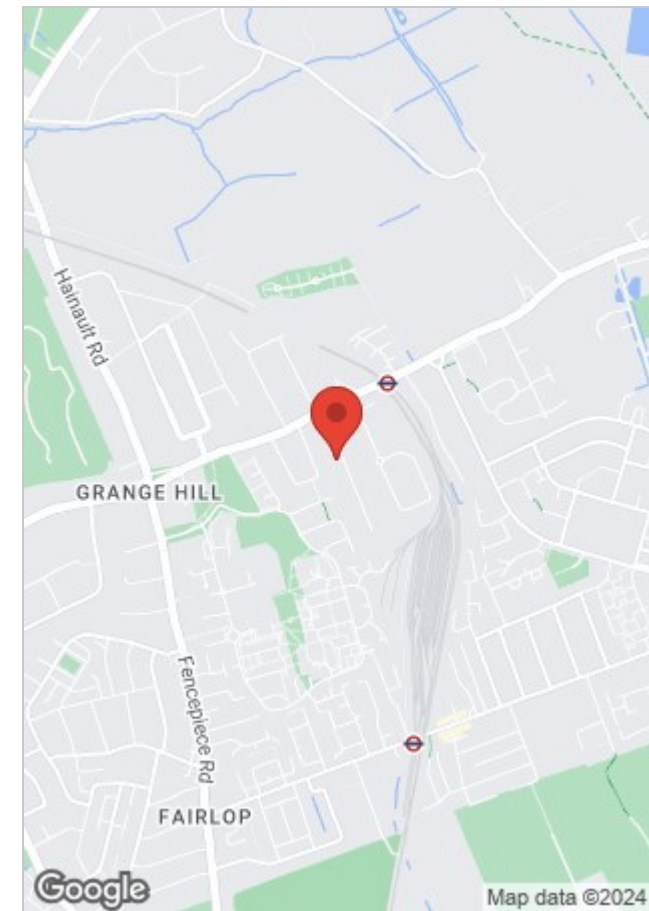
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Viewing

Please contact our Chigwell Office on 020 8500 5559 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		82	
		44	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC