

# CHISSICK

Residential Sales and Lettings



Grange Crescent, Chigwell, IG7 5JF

£785,000



# 70 Grange Crescent Chigwell, IG7 5JF

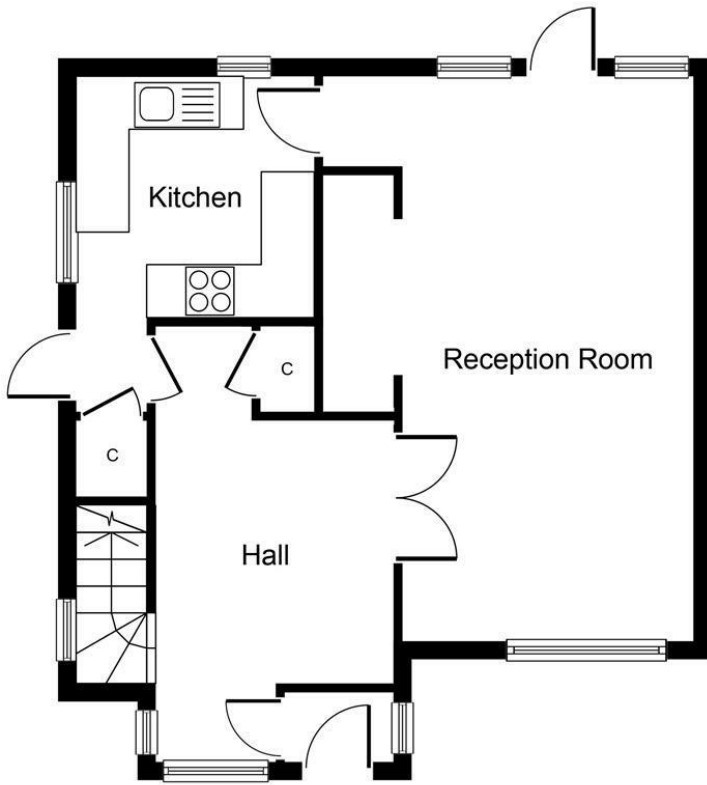


A CHARMING SEMI-DETACHED PROPERTY SITUATED CLOSE TO GRANGE HILL STATION AND LOCAL SHOPS AND CAFES.  
THREE GOOD SIZE BEDROOMS  
THROUGH-LOUNGE  
LOBBY STYLE ENTRANCE HALL  
FITTED KITCHEN  
FIRST FLOOR BATHROOM  
GOOD SIZE REAR GARDEN  
OWN DRIVE TO DETACHED GARAGE  
NO ONWARD CHAIN  
IN NEED OF SOME MODERNISATION  
NEW ON MARKET

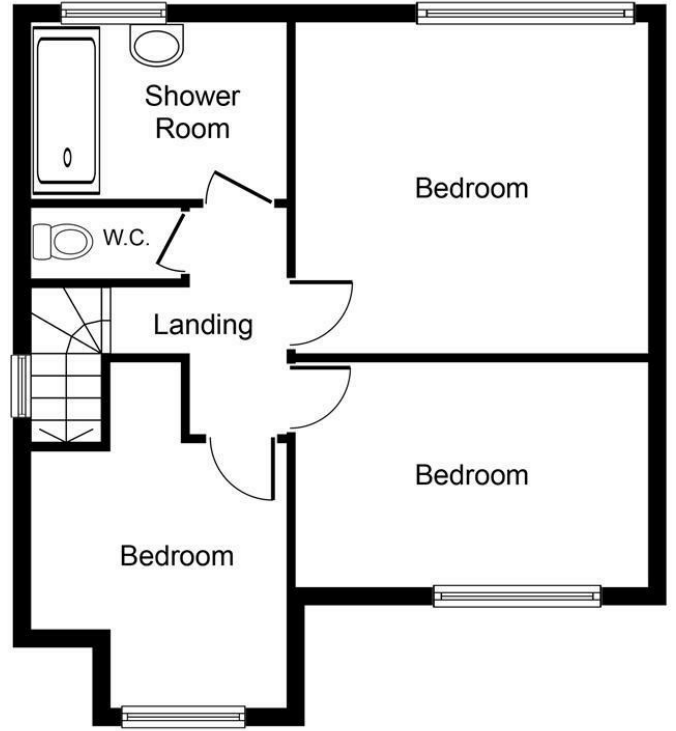
- SEMI-DETACHED PROPERTY SITUATED CLOSE TO GRANGE HILL CENTRAL LINE STATION
- THROUGH-LOUNGE
- SPACIOUS ENTRANCE HALL
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OWN DRIVE TO DETACHED GARAGE
- THREE GOOD SIZE BEDROOMS
- FITTED KITCHEN
- FIRST FLOOR BATHROOM
- GOOD SIZE REAR GARDEN
- IN NEED OF MODERNISATION







**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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	