

# CHISSICK

Residential Sales and Lettings



Ely Place, Chigwell, IG8 8AG

£769,950

 4  1  2  D





# Ely Place, Chigwell, IG8 8AG

£769,950



## Entrance

Double glazed UPVC entrance door with obscured double glazed side window to:

## Entrance Hall

Laminate style flooring, radiator, coved cornicing

## Ground Floor Cloakroom

Tiled with modern suite comprising low flush WC, wash hand basin with mixer tap, recessed mirror fronted wall unit, laminate style flooring, two obscure double glazed windows to front

## Reception One

17'4x11'9 (5.28mx3.58m)

Well appointed with feature fireplace surround with backdrop and hearth and gas coal effect fire, coved cornicing, ceiling rose, wall light points, double glazed door and window to:

## Victorian Style Conservatory

11'9x10'5 (3.58mx3.18m)

Laminate style flooring, double glazed doors and windows overlooking rear garden

## Reception Two

12'11" x 12'2" (3.96m x 3.73m)

Dado rail, radiator, coved cornicing, double glazed window to front, ceiling rose

## Fitted Kitchen

16'6x8'8 (5.03mx2.64m)

Well fitted with extensive range of base and wall cabinets, work surfaces, 1 1/2 bowl sink unit with mixer tap, integrated fridge/freezer, cupboard housing gas central heating boiler, tiled flooring, built in five ring gas hob with extractor over, integrated microwave/oven with further oven under, integrated Neff washing machine and dishwasher, double glazed windows and door to rear garden, built in cupboard under stairs

## Stairs to First Floor Landing

Double glazed window to rear, built in airing cupboard housing cylinder, access to loft with loft ladder, dado rail, radiator

## Bedroom One

13'5x11'11 (4.09mx3.63m)

Range of fitted wardrobes, matching dresser, recess for bed, radiator, double glazed window to front

## Bedroom Two

8'10x8'7 (2.69mx2.62m)

Fitted wardrobes, top units, double glazed window to rear, coved cornicing, radiator

## Bedroom Three

11'5'x6'10 (3.48m'x2.08m)

Range of modern fitted wardrobes, matching dresser with mirror over, radiator, coved cornicing, double glazed window to front

## Bedroom Four

9'7x8'5 (2.92mx2.57m)

Radiator, dado rail, laminate style flooring, double glazed window to front cupboard and display unit

## Family Bathroom

Tiled with modern suite comprising kidney shaped bath and mixer tap with shower screen and electric power shower, low flush WC, vanity wash hand basin with mixer tap and storage under, tiled flooring, coved cornicing

## Exterior

Paved patio areas to front and rear of garden

There is own drive to detached single garage attached to next doors garage with electric up and over door, power and light 17'x 8'2 and door to rear garden

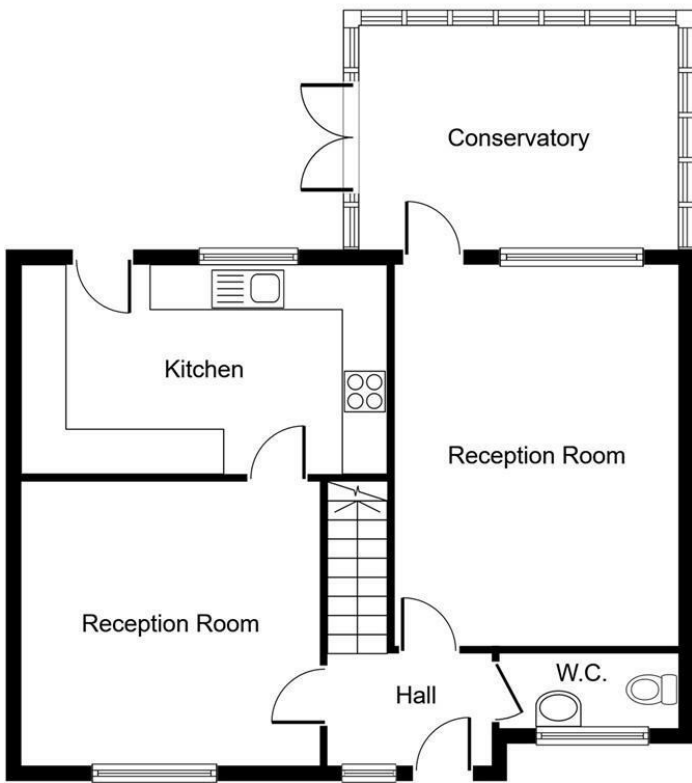
There is covered side entrance approached via double glazed door leading to rear garden

Approx. 85 ft garden to rear with paved patio area, lawn, mature shrubs and trees, summer house and greenhouse

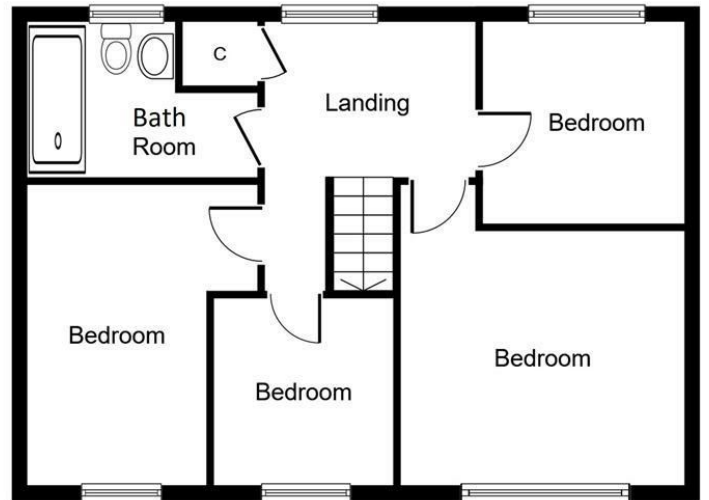
## Council Tax Band F







**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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

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

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			
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.