

# CHISSICK

Residential Sales and Lettings



**Mount Pleasant Road, Chigwell, IG7 5ER**

**£999,950**

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# Mount Pleasant Road, Chigwell, IG7 5ER

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## ENTRANCE

Door to enclosed Entrance Porch with further door to:

## LOBBY STYLE ENTRANCE HALL

Attractive brick fireplace surround with hearth, leaded light double glazed bay window to front with deep window sell, parquet flooring, beam effect to walls, radiator

## RECEPTION ONE

20'1x14'1 (6.12mx4.29m)

Well appointed with parquet style flooring, natural brick effect to one wall, brick built fireplace, hearth and wood burner, authentic plate rack, Tudor style beamed effect to walls, beamed effect to ceiling, radiator, double glazed French style doors to rear garden

## RECEPTION TWO

18'1x10'11 (5.51mx3.33m)

Laminate style flooring, radiator, leaded light glazed window to side

## RECEPTION THREE/STUDY

12'5x8'1 (3.78mx2.46m)

Laminate style flooring, radiator, double glazed window to front

## KITCHEN

14'5x 12'11 (4.39mx 3.94m)

Fitted with range of modern base and wall units, work surfaces, 1 1/2 bowl sink unit with mixer tap, gas cooker point, extractor hood over, plumbing for automatic washing dishwasher, leaded light double glazed window to rear, double glazed leaded light door to Conservatory

## CONSERVATORY

12'11x12' (3.94mx3.66m)

Well appointed with Amtico flooring, beamed effect to walls, wall light points, authentic plate rack, radiator, double glazed door to rear garden

## GROUND FLOOR CLOAKROOM

Comprises vanity wash hand unit with cupboard under and mixer tap, low flush WC, tiled flooring, mirrored cabinet

## STAIRS TO FIRST FLOOR LANDING

Built in cupboard housing cylinder, access to loft

## BEDROOM ONE

18'5x14'1 (5.61mx4.29m)

Picture rail, radiator, leaded light double glazed window to rear

## EN-SUITE SHOWER ROOM

Comprises walk-in shower cubicle, low flush WC, wash hand basin, tiled flooring, obscure double glazed window to side, radiator

## BEDROOM TWO

14'x12'3 (4.27mx3.73m)

Laminate style flooring, radiator, leaded light double glazed window to rear

## BEDROOM THREE

14'6x12'11 (4.42mx3.94m)

Laminate style flooring, picture rail, radiator, leaded light double glazed window to front

## BEDROOM FOUR

13'2x10'7 (4.01mx3.23m)

Laminate style flooring, two leaded light double glazed windows to front

## BEDROOM FIVE

14'4x7'5 (4.37mx2.26m)

Radiator, laminate style flooring, leaded light double glazed window to front

## FAMILY SHOWER ROOM

Part tiled with suite comprising tiled panelled bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and storage under, tiled flooring, spotlights, low flush WC, heated towel rail, obscure double glazed window to rear

## EXTERIOR

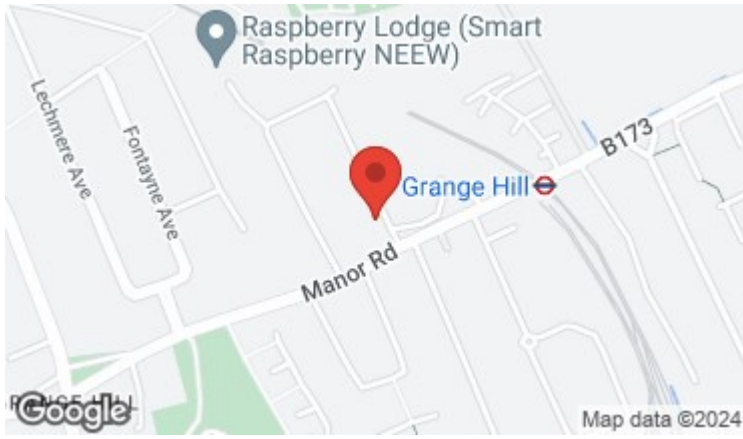
There is off street parking to front and own drive leading to integral garage

The rear garden is well planned and tended with patio area, lawn, mature shrubs and trees.

Council Tax Band F

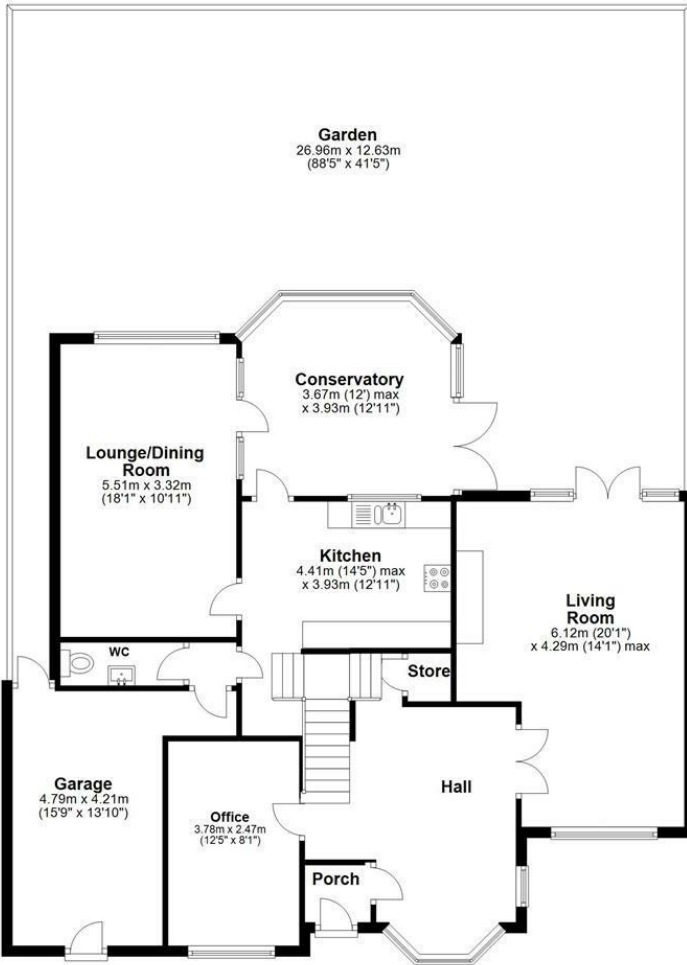






**Ground Floor**

Approx. 115.0 sq. metres (1238.2 sq. feet)



**First Floor**

Approx. 95.3 sq. metres (1025.9 sq. feet)



Total area: approx. 210.3 sq. metres (2264.1 sq. feet)

**2 Mount Pleasant Road**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>82</b>
	<b>62</b>
England & Wales	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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