



## High Meadows, Chigwell, IG7 5JY

£399,950



**CASH BUYERS ONLY**

THROUGH-LOUNGE, EXTENSION,, GROUND FLOOR CLOAKROOM, KITCHEN, FIRST FLOOR BATHROOM WITH SEPARATE WC, INTEGRAL GARAGE, OFF STREET PARKING, OWN REAR GARDEN  
NO ONWARD CHAIN  
NEW ON MARKET

- CASH BUYER SOUGHT FOR SEMI-DETACHED PROPERTY IN NEED OF EXTENSIVE REFURBISHMENT
- THREE BEDROOMS
- 33' THROUGH-LOUNGE INCORPORATING REAR EXTENSION
- FIRST FLOOR BATHROOM/SEPARATE WC AND GROUND FLOOR CLOAKROOM
- DOUBLE GLAZING
- INTEGRAL GARAGE
- OFF STREET PARKING
- OWN REAR GARDEN
- IDEAL FOR BUILDER/DEVELOPER

### 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.



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

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