



P R I M E R E S I D E N T I A L

P R E S E N T S

Lechmere Avenue, Chigwell



elliott **E | J** james

PRIME RESIDENTIAL

Lechmere Avenue, Chigwell



****GUIDE PRICE** - £950,000 - £980,000**

The Elliott James team are delighted to bring to market this superb, four-bedroom three-bathroom detached family home nestled in the heart of Chigwell on a highly sought after road. This property is located within a short walk to several Central Line Stations, Brook Parade with its selection of eateries and fashion amenities and Chigwell Golf Club. The area also offers a superb selection of well-regarded private and state primary and secondary schools.

The front of the property benefits from a paved driveway which provides ample off-street parking for up to four cars. It also provides access to the side of the property and the garage which is currently utilised as storage as well as a utility room.

The accommodation is arranged over two floors with the ground floor comprising of a spacious entrance hall benefiting from a separate porch, large kitchen diner with central island, modern fitted appliances and underfloor heating, bright and airy family room featuring a floor to ceiling window, spacious formal reception room and a modern downstairs shower room. The ground floor also benefits from a large utility room as previously mentioned.

The first floor features a spacious landing, four double bedrooms and a family bathroom. The principal bedroom benefits from views over the private garden and a large modern en suite.

To the rear, the property features a large private garden made up of mostly laid to lawn. It also features a large decked area with a heated pergola perfect for entertaining in the cooler months.

Early viewing is highly recommended and strictly by appointment only.

With over 25 years of experience within the property industry I have a wealth of Knowledge and expertise in delivering exemplary and unsurpassed discretionary customer service to esteemed clientele.



Heidi Foster MNAEA

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An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.



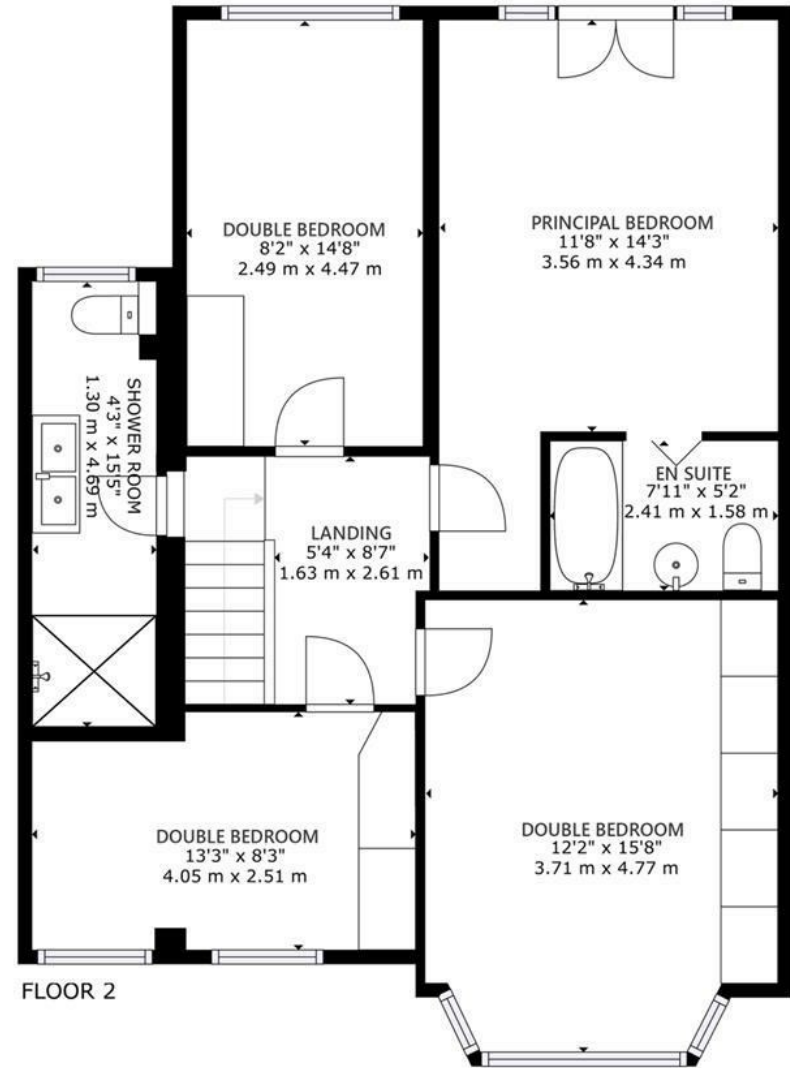
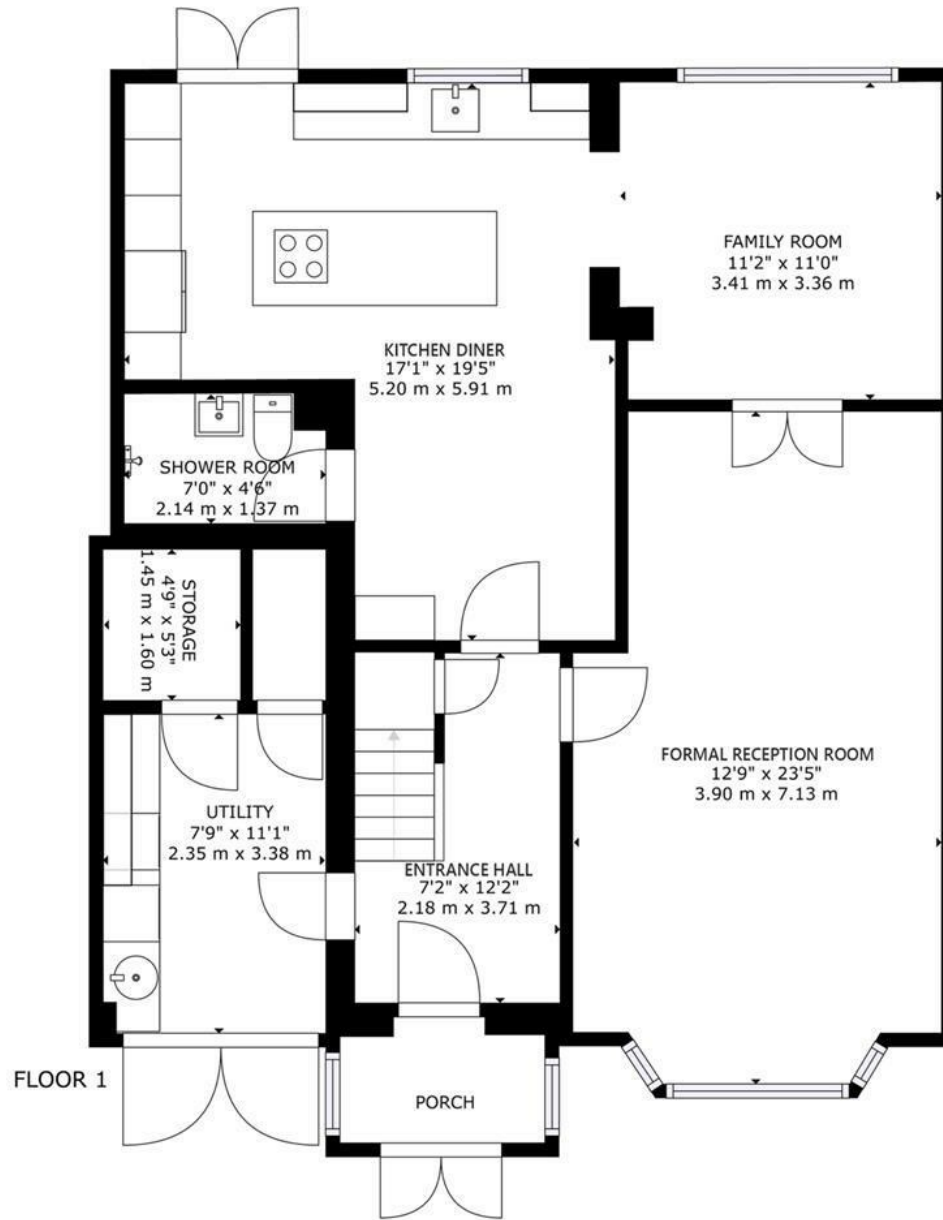
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Sqft 1780.00 sq ft	Type House - Detached	Style Modern
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Freehold	Local Authority Epping Forest District Council	Tax Band F

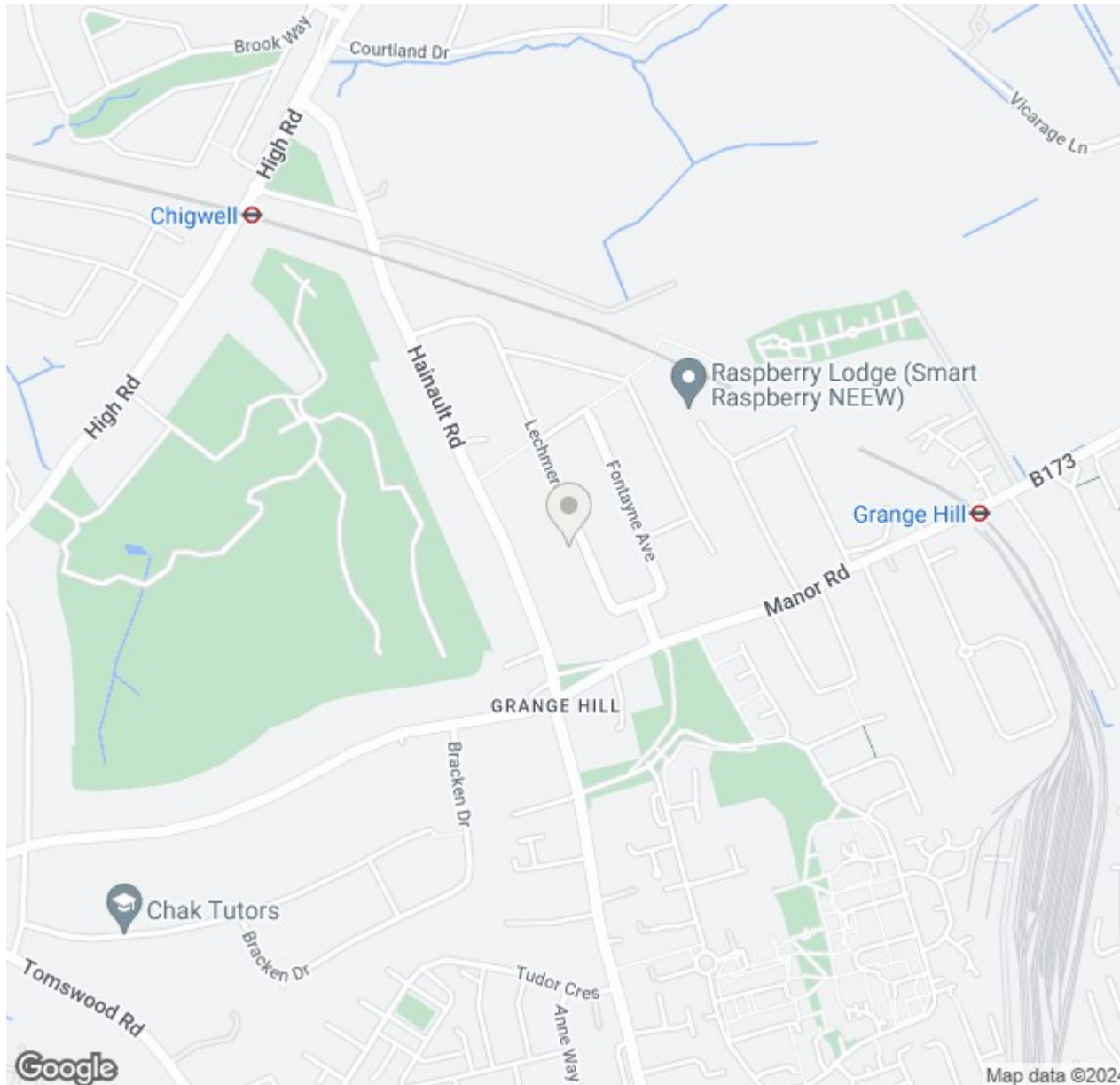
PLANS



GROSS INTERNAL AREA
FLOOR 1: 963 sq. ft, 89 m², FLOOR 2: 816 sq. ft, 76 m²
TOTAL: 1780 sq. ft, 165 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MAP & EPC



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			
		73	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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