



Coolgardie Avenue, Chigwell, IG7 5AX

Guide Price £1,000,000

- Fantastic Five Bedroom House
- Set over 2000+sqft
- Further Expansion Potential STPC
- Two Bathrooms
- Three Reception Rooms
- Mature Landscaped Garden
- Short Walk to Chigwell Station & Village Shops

Coolgardie Avenue, Chigwell, IG7 5AX

£1,000,000 - £1,100,000

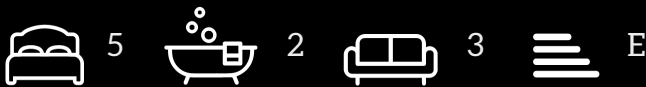
Nestled in the desirable Coolgardie Avenue of Chigwell, this charming semi-detached house offers a perfect blend of space and comfort. Boasting three reception rooms and five bedrooms, this property provides ample room for a growing family or those who love to entertain.

Upon entering the property you are greeted by a spacious entrance where you can access one of three reception rooms. The kitchen-diner to the rear has stunning walnut cabinets, integrated appliances and a centre island, space for a range cooker and an American fridge/freezer. This is a true entertaining space. The ground floor also has a utility room.

The first floor boasts five double bedrooms. Bedroom one offers fully fitted wardrobes. There is a family bathroom and a further shower room.

Externally, the property offers a mature landscaped garden which is very secluded, side access and off street parking. This property offers a generous 2043sq ft of living space to enjoy.

Conveniently located just a short stroll away from Chigwell Station and village shops, this property is a must see. The further expansion potential, subject to planning consent, provides an exciting opportunity to tailor this home to your specific needs and desires, Please call our Sales team today to arrange a viewing.



Council Tax Band: F



Reception 1
15'1" x 14'10"

Reception 2
14'2" x 11'9"

Reception 3
19'6" x 7'4"

Kitchen/Breakfast Room
19'10" x 19'0"

Utility Room
10'9" x 7'8"

Downstairs WC

Bedroom 1
19'0" x 8'10"

Ensuite Shower Room
7'7" x 3'1"

Bedroom 2
15'4" x 13'1"

Bedroom 3
14'7" x 11'5"

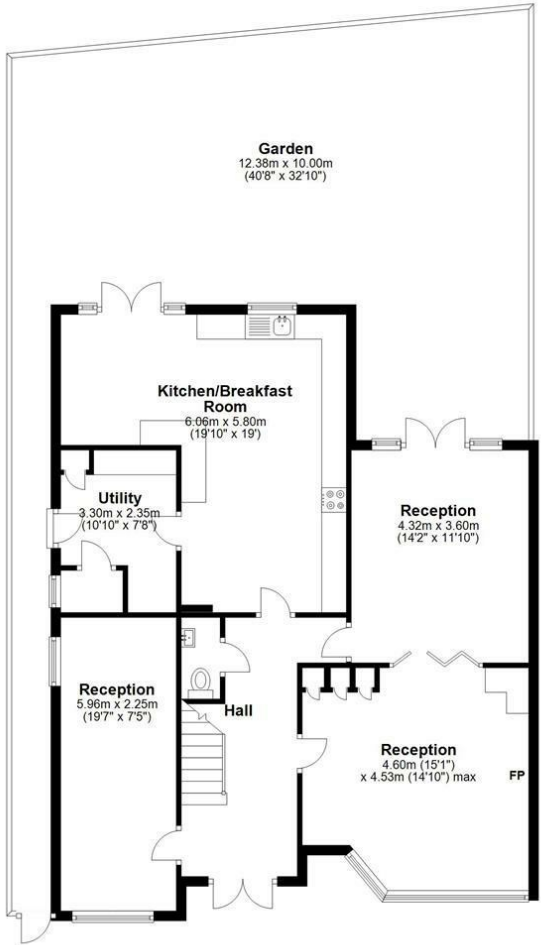
Bedroom 4
9'3" x 9'0"

Bedroom 5
10'4" x 7'8"

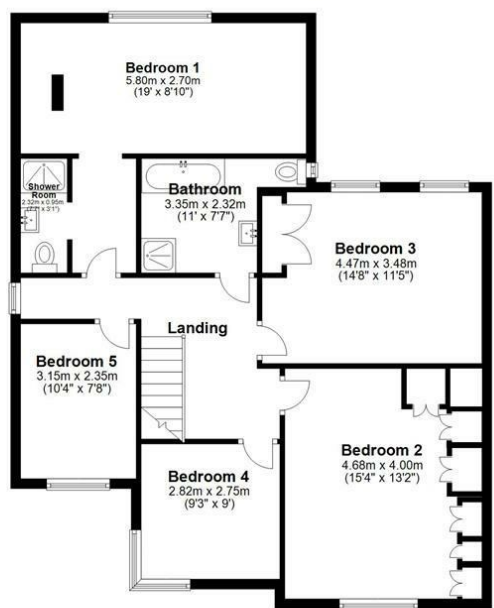
Family Bathroom
10'11" x 7'7"

Garden
40'11" x 32'9"

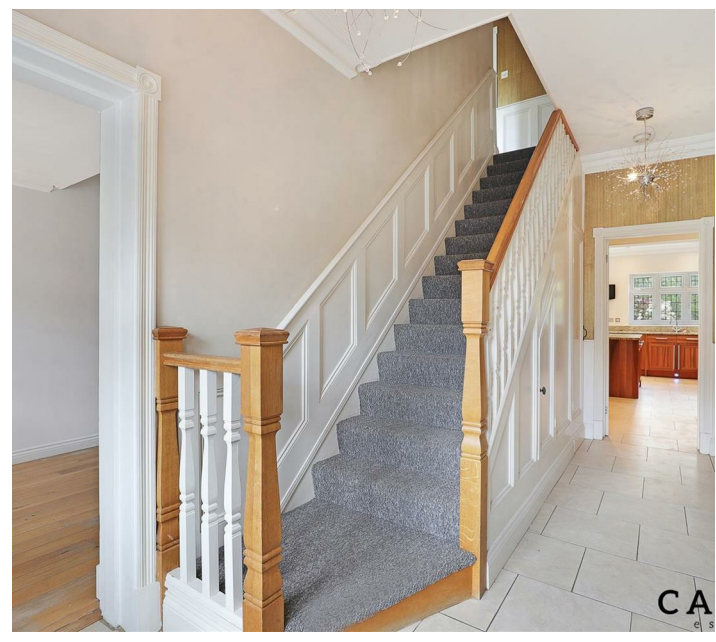
Ground Floor
Approx. 99.4 sq. metres (1069.6 sq. feet)

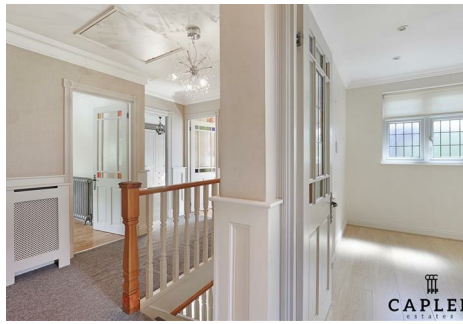


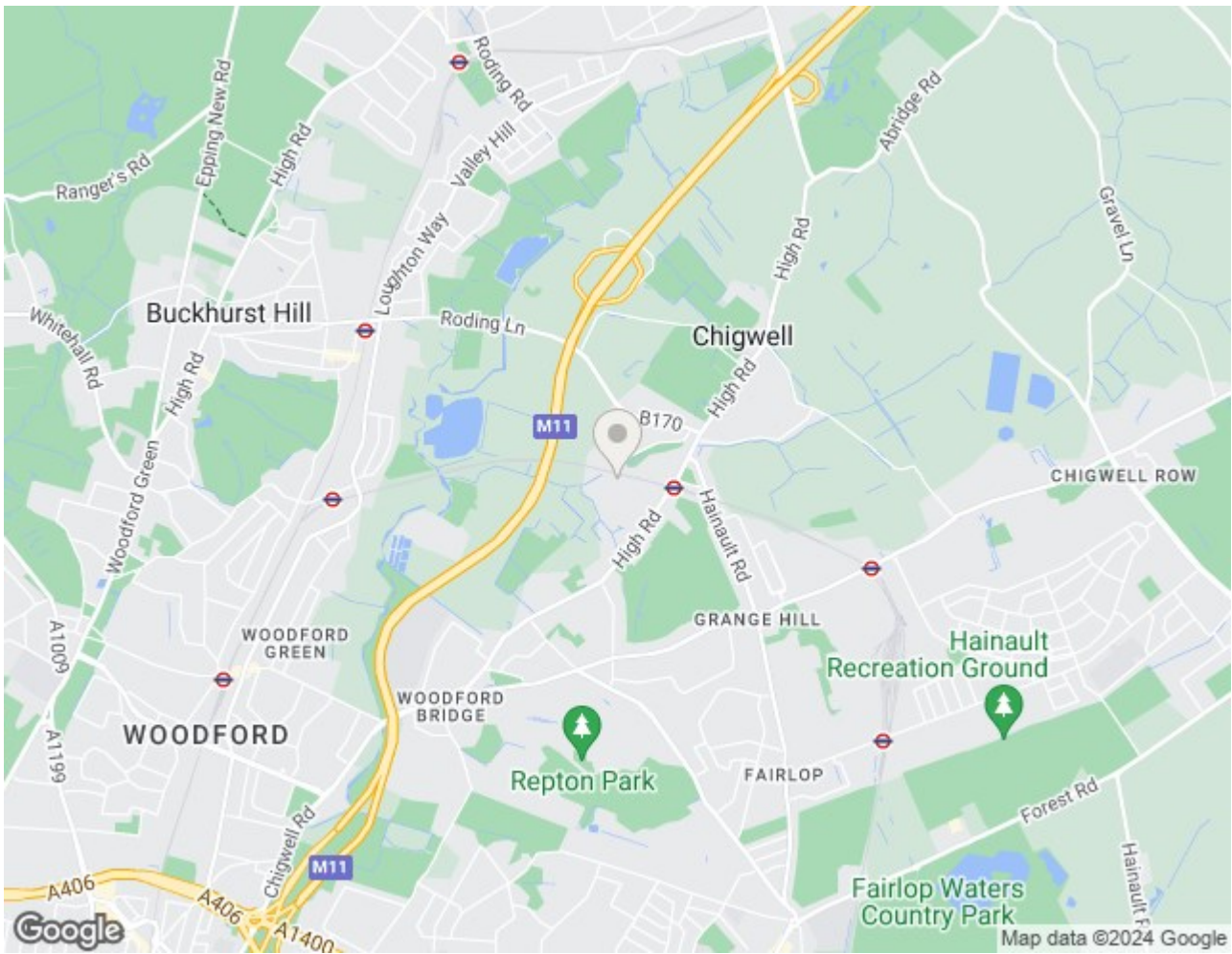
First Floor
Approx. 90.5 sq. metres (973.7 sq. feet)



Total area: approx. 189.8 sq. metres (2043.3 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:

E

Council Tax Band

F

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.