



## Dickens Rise, Chigwell, IG7 6NY

£3,250 Per Month

- Available September
- Three Bathrooms (Two En-suite)
- Popular and Tranquil Location To Chigwell Central Line Station
- Study and Downstairs WC
- Air conditioning in the Loft Room
- Spacious Open Plan Living Area
- Garage & Off Street Parking
- Close to Chigwell School and Within West Hatch High School Catchment
- Four Double Bedrooms

# Dickens Rise, Chigwell, IG7 6NY

Caplen Estates welcome to the market 4-bedroom semi-detached property set in a popular and tranquil location near Chigwell Central Line Station. This fantastic house offers ample living space in a great location, available September.

As you enter the property, you are greeted by a spacious hall area that seamlessly flows from the sitting area to the dining space, providing an ideal setting for both relaxation and entertaining. The kitchen is well-appointed with modern appliances, and ample counter space for your culinary endeavours.

This property boasts four double bedrooms, set over two upper floors. Two of the bedrooms feature ensuite bathrooms. In addition, there is a separate study room that can be used as a home office or library. The Principal bedroom is on the second floor with walk in ensuite bathroom, spacious dressing area/wardrobe and dual purpose air conditioning. There is also a separate study.

There are three bathrooms in total, including the convenience of a downstairs WC. The property includes a garage and off-street parking. Located in a desirable area close to Chigwell School and within the West Hatch High School catchment.

Please call our office to arrange a viewing.



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D

Council Tax Band: G



Kitchen  
12'5" x 8'8"

Dining Area  
11'5" x 8'8"

Lounge Area  
21'5" x 16'7"

Sun Room  
11'9" x 8'8"

Garage  
16'8" x 8'2"

Bedroom One  
19'3" x 12'0"

Dressing Room  
11'5" x 9'1"

Bedroom Two  
11'6" x 9'10"

En-suite Bedroom Two

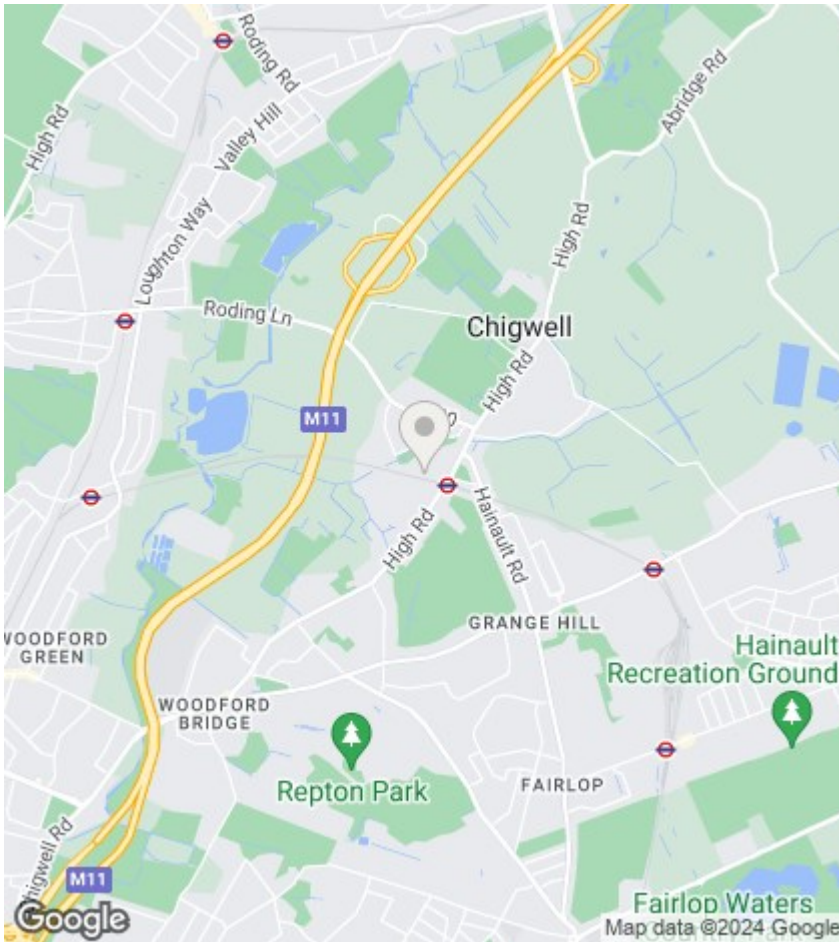
Bedroom Three  
15'5" x 11'6"

Bedroom Four  
12'4" x 8'4"

Main Bathroom  
8'9" x 7'10"

Bathroom En-suite  
8'3" x 7'1"

Study  
8'2" x 6'8"



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>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating

D

Council Tax Band

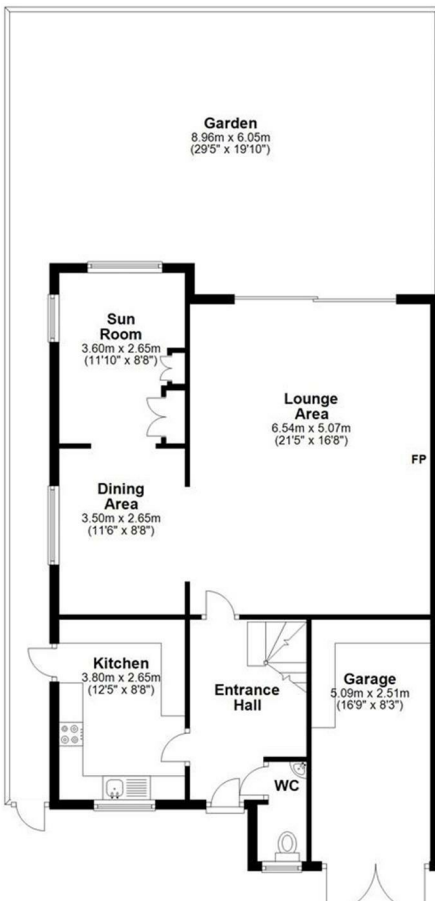
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Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

**Ground Floor**  
Approx. 88.1 sq. metres (948.1 sq. feet)



**First Floor**  
Approx. 57.2 sq. metres (615.3 sq. feet)



**Second Floor**  
Approx. 39.9 sq. metres (429.9 sq. feet)

