



BOWDEN
BRADLEY



98 Burrow Road

, Chigwell, IG7 4HB

Guide price £400,000



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The charming Burrow Road in Chigwell, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a well-presented home. Boasting two spacious bedrooms, this property offers ample room for relaxation and comfort. The inviting reception room is perfect for entertaining guests or enjoying quiet evenings in.

The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals, while the stylish bathroom adds a touch of luxury to your daily routine. One of the standout features of this home is the large rear garden, providing a wonderful outdoor space for gardening, play, or simply unwinding in the fresh air.

Conveniently located, the property is just a short distance from both Grange Hill and Hainault stations, ensuring easy access to public transport for commuting or exploring the wider area. Additionally, local shops are nearby, catering to your everyday needs.

For those who appreciate nature, the proximity to Hainault Forest offers a perfect escape for leisurely walks and outdoor activities. Furthermore, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs.

In summary, this two-bedroom mid-terrace house on Burrow Road is a fantastic find, combining modern living with a lovely garden and excellent transport links. It is an ideal choice for anyone looking to establish their first home in a vibrant and welcoming community.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.





Front

Living Room
13'5" x 12'7" (4.11 x 3.86)

Kitchen
8'7" x 16'4" (2.64 x 4.98)

Landing

Bedroom
12'9" x 11'5" (3.89 x 3.48)

Bedroom
9'4" x 18'4" (2.87 x 5.59)

Bathroom
6'0" x 7'6" (1.85 x 2.29)

Garden



Ground Floor

Approx. 33.4 sq. metres (359.6 sq. feet)

The Ground Floor plan shows a rectangular layout. At the top is the **Kitchen** (2.64m x 4.98m / 8'8" x 16'4") with a sink and stove. To the left of the kitchen is a **Storage** area. Below the kitchen is the **Living Room** (4.11m x 3.86m max / 13'6" x 12'8" max). To the left of the living room is a **Porch** area. A staircase leads up from the living room area.

A compass rose with a circle in the center and four points. The top point is labeled 'N' for North.

First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)

The First Floor plan shows a rectangular layout. At the top left is the **Bathroom** (1.85m x 2.29m / 6'1" x 7'6"). To the right of the bathroom is a **Bedroom** (3.89m x 3.48m max / 12'9" x 11'5" max). Below the bathroom is a **Landing** area with a staircase leading down. To the left of the landing is a **Storage** area. To the right of the landing is another **Bedroom** (2.87m x 5.59m / 9'5" x 18'4").

Total area: approx. 71.8 sq. metres (772.3 sq. feet)

Please contact our Bowden Bradley Office on 0208 0593 593
if you wish to arrange a viewing appointment for this property or require further information.

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A map of the Hainault Heath area in London. The map shows several streets including Tine Rd, Parkes Rd, Arrowsmith Rd, Hart Cres, New N Rd, Stoke Ave, Lime Grove, Cypress Grove, Brocket Way, Verderers Rd, Bearing Way, Manford Way, Burrow Rd, and Agister Rd. Three locations are marked: Grange Hill Methodist Church (marked with a cross icon), Hainault Health Centre (marked with a red 'H' icon), and The Forest Academy (marked with a graduation cap icon). The map is credited to Google and shows data from 2025.

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			
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	