

FREEHOLD



House - Semi-Detached

BROCKET WAY CHIGWELL IG7

Offers in excess of
£500,000

FEATURES

- Three-bedroom house in Chigwell (IG7)
- No onward chain
- Approx. 1,027 sq ft of internal space
- Large private rear garden with side gate
- Loft with potential for extension (currently used as storage)
- Recently upgraded with external insulation and rendering



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3 Bedroom House - Semi-Detached located in Chigwell

Ground Floor

Reception Room

14'11" x 11'8"

A light and airy living space with a large window that lets in plenty of natural daylight. The room has a built-in bookshelf and storage unit, offering both practicality and character. Currently fitted with a blue carpet and plain white walls, it provides a simple blank canvas for the new owner to make their own.

Kitchen

14'9" x 8'1"

A functional kitchen with a range of fitted white base and wall units and black worktops. It includes a gas hob, oven, and extractor fan. The room has dark tiled flooring and a large window overlooking the garden, bringing in plenty of light.

Utility Room

A tiled space that could be used as a utility area or breakfast room, with access to the garden. It provides a practical spot for additional appliances or household storage.

First Floor

Bedroom 1

12'2" x 9'1"

This room offers a fantastic blank canvas for a new owner to

personalise. Natural light floods in through the window, highlighting the neutral walls and light grey carpet. With its well-proportioned layout, the room could work as a comfortable bedroom, home office, or children's room.

Bedroom 2

12'2" x 12'0"

A spacious and well-proportioned bedroom offering a practical and comfortable living space. A standout feature is the extensive built-in wardrobes with mirrored panels, providing plenty of storage and helping to keep the room tidy. With neutral walls and a light-toned carpet, it provides a solid foundation for a new owner to add their own personal style.

Bedroom 3

10'0" x 7'6"

This well-proportioned bedroom features a built-in shelving unit and a mirrored sliding wardrobe door with a pink panel. Fitted with carpet, the room offers a versatile space, ready for a new owner to personalise.

Bathroom

5'3" x 4'8"

The bathroom includes a bathtub and a pedestal washbasin. The walls are tiled in a mix of light blue and white, with a decorative panel for added detail. A frosted window lets in natural light while

maintaining privacy.

WC

5'0" x 2'4"

The property includes a separate WC, a practical feature for a busy household. The room is fitted with a toilet, with walls tiled in a neutral beige tone.

Exterior

Garden

62'4" x 26'10"

This generous garden features a concrete patio and a tiered lawn, providing separate areas for seating and play. At the rear of the garden is a shed. While the space could benefit from some attention, it offers a great opportunity for a new owner to add their own landscaping and create a personalised outdoor retreat.



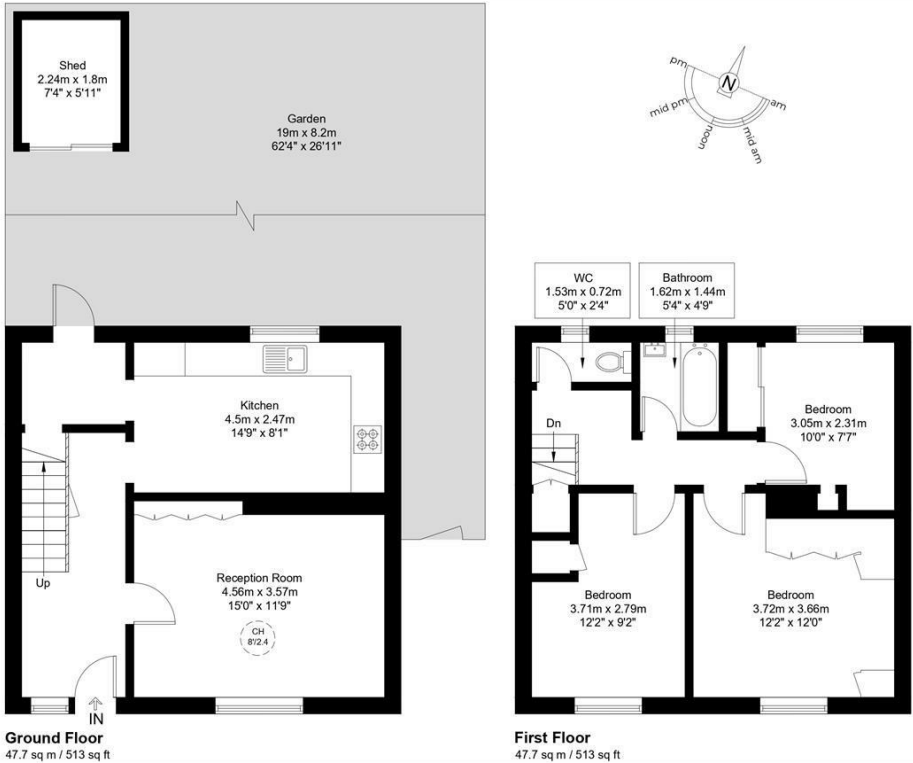
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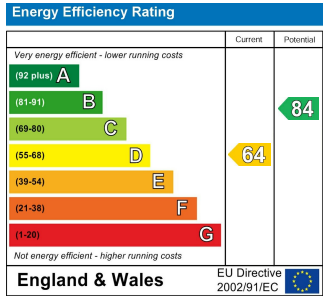
Council Tax Band
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Brocket Way, IG7

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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