



WHERE STANDARDS MATTER

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### Gravel Lane, Chigwell, IG7

**\*\*STUNNING VICTORIAN COTTAGE\*\*\*\*Modern Interior\*\*\*\*Semi Rural Location\*\*\*\*Street Parking\*\*\*\*Low maintenance rear garden\*\*\*\*Modern fitted kitchen with central Island\*\*\*\*Modern 3 piece Bathroom Suite\*\*\*\*Through Lounge\*\*\*\*Wooden floors\*\*\*\*1.8 miles to Hainault Station\*\*\*\*FULLY FURNISHED LANDLORD WILL NEGOTIATE ITEMS BEING REMOVED\*\*\*\*EPC rating D\*\*\*\*Council Tax band D\*\*\*\*AVAILABLE FROM 22/7/24.**

**Rent: £1,795 - Monthly**



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Through Lounge



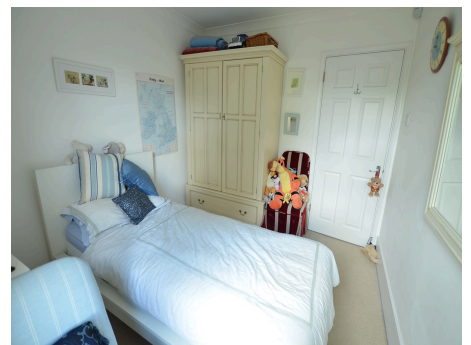
Kitchen



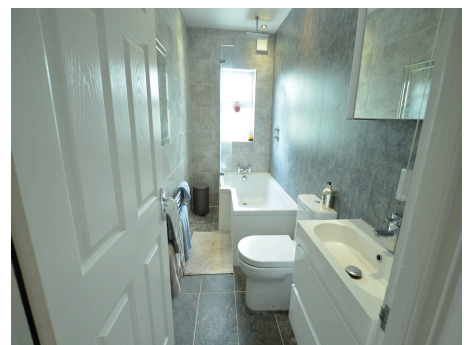
Bedroom 1



Bedroom 2



Bathroom



## Medium Garden



Spencer Munson are pleased to offer this stunning, Semi rural, Victorian two bedroom mid terrace cottage, which has been completely modernised throughout. The cottage benefits from a large through lounge with a feature fireplace, wooden floors and decorative coving, leading onto a Modern fitted kitchen, with large central island ideal for entertaining, Granite work surfaces, and integrated appliances, through French doors leads you into a lovely well maintained mature garden, which also benefits from a large garden shed, ideal for storage. The first floor of this beautiful Cottage has a good size double bedroom with fitted wardrobes, and the second bedroom being a good size single, and a lovely modern 3 piece bathroom suite. The property comes FULLY FURNISHED BUT THE LANDLORD IS HAPPY TO NEGOTIATE ITEMS BEING REMOVED, EPC rating D, Council Tax Band D. AVAILABLE FROM 22/7/2024

**Parking**

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### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.