



WHERE STANDARDS MATTER

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### Taylor's Cottage, Gravel Lane, Chigwell, IG7

\*\* Four bedroom weatherboard cottage \*\* \*\* Village location \*\* \*\* 2 contemporary bathrooms\*\*  
 \*\* shared courtyard garden \*\* \*\* Lounge / Diner & Dining room \*\* \*\* Fitted kitchen \*\* \*\*  
 Unfurnished \*\* \*\* Available 1st of August \*\* EPC Rating .... Council Tax D

**Rent: £2,995 - Monthly**



# Taylor's Cottage, Chigwell, IG7

## Reception 1

## Dining room



## Kitchen



## Bedroom 1



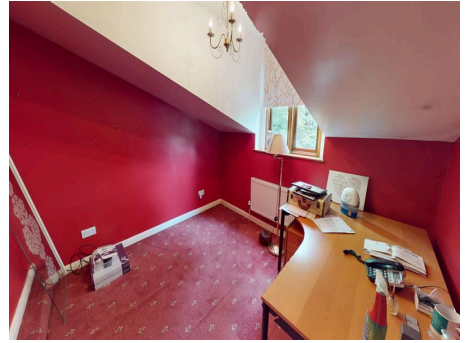
## Bedroom 2



## Bedroom 3



**Bedroom 4**



**Bathroom**



## Taylor's Cottage, Chigwell, IG7

### Bathroom 2



### Utility Room

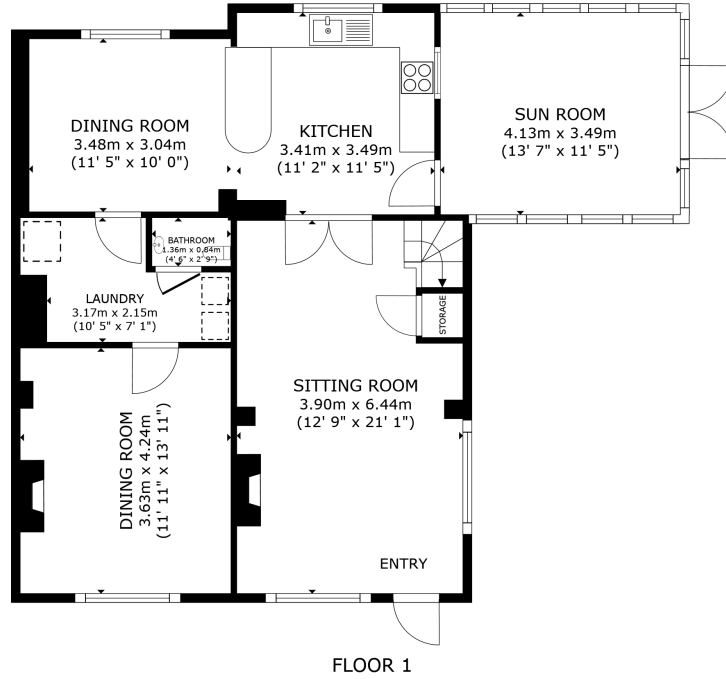
Utility Room



### Parking

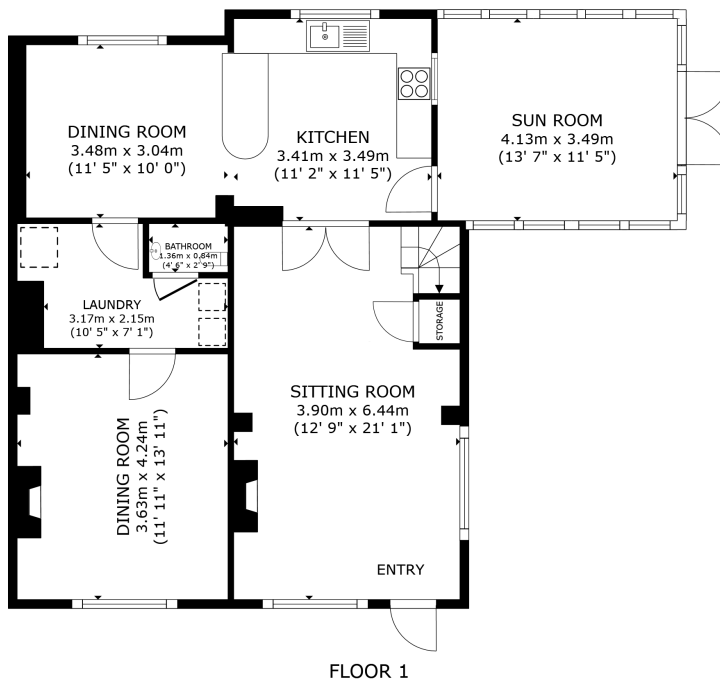
Spencer Munson are pleased to offer this lovely four bedroom weatherboard cottage, located close to a beautiful open forest. The property has a spacious lounge leading through to an open kitchen/diner and fully sized dining room. The house is complete with a utility room, large dining room and a conservatory with access to the shared courtyard style garden. Upstairs there are 4 similarly sized bedrooms with 2 contemporary bathrooms . The property benefits from Oil central heating and double glazing. Available 1st of August on an unfurnished basis. EPC Rating: TBC Council Tax D

# Taylor's Cottage, Chigwell, IG7



GROSS INTERNAL AREA  
FLOOR 1 87.4 m<sup>2</sup> (940 sq.ft.) FLOOR 2 71.6 m<sup>2</sup> (770 sq.ft.)  
TOTAL : 159.0 m<sup>2</sup> (1,711 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**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.

GROSS INTERNAL AREA

TOTAL: 136.9 m<sup>2</sup> (1,471 sqm)

Matterport