



**Guide Price**  
**£1,000,000**

**Freehold**

4x  2x  2x 

**Oak Lodge Avenue,  
Chigwell, Essex, IG7**





## Main features

- **Fantastic semi detached house**
- **Driveway, garage and EV charger**
- **Beautiful rear garden**
- **Phenomenal opportunity to extend subject to planning**
- **Within close proximity to Grange Hill Train Station for an easy commute into London**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'2 x 14'3 (5.24m x 4.35m)

Dining Area: 10'10 x 9'8 (3.30m x 2.95m)

Sitting Area: 13'2 into bay x 11'4 (4.02m x 3.46m)

Kitchen: 16'3 (4.96m) x 10'10 (3.30m) narrowing to 6'3 (1.91m)

Utility Room

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 12'0 (3.97m x 3.66m)

En-Suite Shower Room

Bedroom 2: 16'7 x 11'1 (5.06m x 3.38m)

Bedroom 3: 10'6 x 10'2 (3.20m x 3.10m)

Bedroom 4: 12'9 x 6'9 (3.89m x 2.06m)

Bathroom

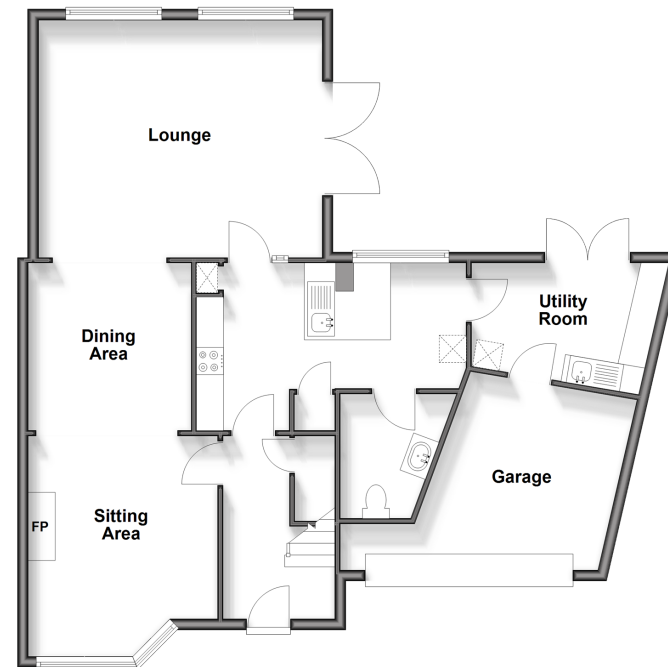
### OUTSIDE

Garage

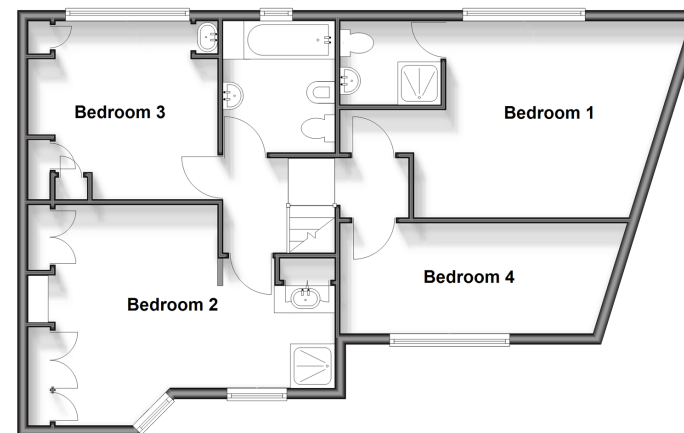
Driveway

Rear Garden

**Ground Floor**  
Approx. 93.2 sq. metres (1003.4 sq. feet)



**First Floor**  
Approx. 72.4 sq. metres (779.8 sq. feet)



**Call Woodford Green - 020 8505 6343 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

