



Guide Price

£950,000
Freehold

Lingmere Close, Chigwell, Essex, IG7

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0.8 miles from Chigwell Station
13 miles from Liverpool Street Station
22.8 miles from Stansted Airport



A unique modern semi detached house of individual design created from the shell of a former Victorian coach house, an internal viewing is recommended.



Stunning open plan living area with bi-fold doors to one wall
Bedroom one with en-suite shower room
Underfloor heating throughout
Shingle laid garden areas and timber decking patio
Gated off street parking





This house is a unique and modern residence of individual design, created from a former Victorian coach house standing on the edge of Lingmere Close.

This is largely single storey, apart from the second bedroom, which occupies the entire first floor. On the ground floor there is an open plan living area, which combines a kitchen, which is spacious and provides enough space for friends and family to be together. There are bi-fold doors that open directly onto a raised timber patio area, ideal for letting the outside space in during those summer months.

If you only require two bedrooms the third bedroom could make an ideal study or television/snug room to escape to in order to watch that favourite programme away from distractions of the main living area. The other ground floor bedroom is again a spacious room and features a walk in wardrobe and en-suite shower room.

The house is approached via an electronically operated timber gate with an

adjacent personal gate. The block paved approach provides parking for one car, once through the gate the block paved drive allows parking for several cars and is bordered by grassed areas.

Situated only 0.8 miles from Chigwell tube station, where there is also parade of shops. For eating out there is a selection of restaurants, including the popular Sheesh.

What the owner says...

"I feel this house emphasises an uplifting atmosphere, provided by its bright and modern design.

I have owned it since March 2014, I initially agreed to buy the house from the plans as the builder (Higgins) had just started rebuilding what was the remains of a Victorian coach house.

My wife and I already lived in Chigwell in a spacious apartment and we were both excited about moving into this house, we were very impressed with the finish and the build quality.

So if you are looking for an unusual home in good condition, with garden areas that need minimal up keep then this house will impress you as much as it did us."

Accommodation

GROUND FLOOR

Entrance Hall

Living Area

22'1 x 17'6 (6.74m x 5.34m)

Bedroom 3

11'8 x 11'1 (3.56m x 3.38m)

Bathroom

7'2 x 6'3 (2.19m x 1.91m)

Bedroom 1

16'9 x 11'10 (5.11m x 3.61m)

En-Suite Shower Room

7'8 x 5'2 (2.34m x 1.58m)

En-Suite Dressing Room

5'11 x 5'8 (1.80m x 1.73m)

FIRST FLOOR

Bedroom 2

16'9 x 11'9 (5.11m x 3.58m)

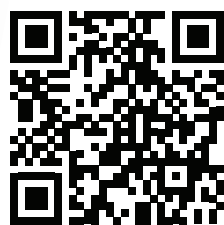
OUTSIDE

Off Street Parking

Rear Garden

Scan me with your smart phone to view all our properties online or download the app.

Available on the
App Store



Viewing: Strictly by appointment with Fine & Country's offices in:

Loughton on 020 8418 0018

234 High Road, Loughton, Essex, IG10 1RB

loughton@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG

FINE & COUNTRY

fineandcountry.com

Energy Efficiency Rating

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

Current Potential

Current	Potential
76	85