



## Flat 9 Hamlet House, 80 Five Oaks Lane, Chigwell, Essex, IG7 4FH

Offers Over £325,000

- No Chain
- Views over golf course
- South and west facing
- Viewing advised
- Secure gated parking allocated
- Virtual Tour

# Flat 9 Hamlet House, 80 Five Oaks Lane, Chigwell IG7 4FH

Philip James Estates are pleased to offer for sale this second floor apartment in sought after location. The property consists of spacious accommodation a large openplan lounge, dining and kitchen area, two double bedrooms with the master having an ensuite and a family bathroom. Views overlooking golf course, secure gated parking and offered chain free.



Council Tax Band: C



### Communal Entrance

Communal entrance via telephone entry system, stairs to :-

### Entrance Hall

10'6" x 8'10"

Entrance door to hallway, radiator, telephone entry system, storage cupboard, inset lights and wood effect flooring to compliment, doors to :-

### Open Plan Lounge, Dining and Kitchen

26'2" x 23'5"

Double glazed windows to side and rear aspect, wood effect flooring, two radiator, range of base and eye level units, single sink with mixer tap set, gas hob, extractor hood and single electric oven. Integral dishwasher, washing machine and fridge freezer, Double glazed French doors with Juliette balcony.

### Bedroom One

11'5" x 8'9"

Double glazed window to rear aspect, radiator, built in wardrobes, door to :-

### En Suite

6'10" x 6'0"

Double glazed window to rear aspect, fully tiled shower cubicle with rain shower head, low level WC, wash hand basin, heated towel rail , wood effect flooring, inset lighting and part tiled walls to compliment

### Bedroom Two

7'9" x 8'10"

Double glazed window to front aspect, radiator.

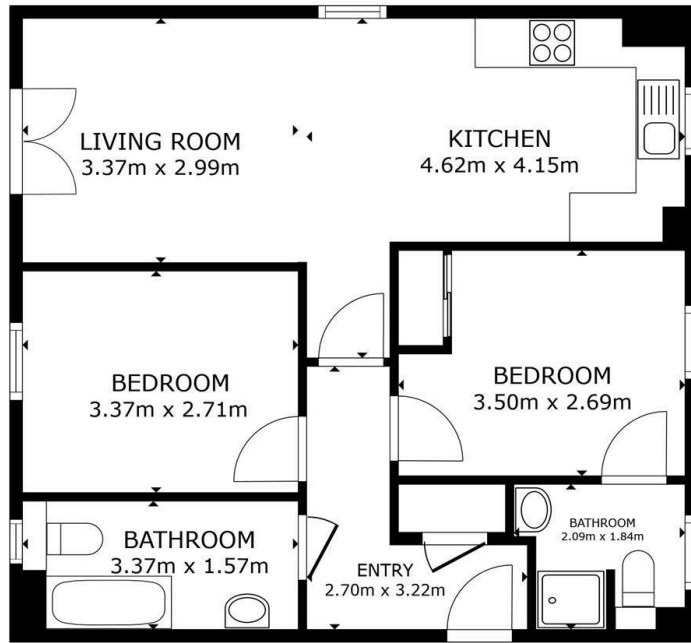
### Bathroom

11'0" x 5'1"

Double glazed window to front aspect, low level WC, panel bath with mixer tap and shower attachment, wood effect flooring, heated towel rail and spot lights and part tiled walls to compliment.

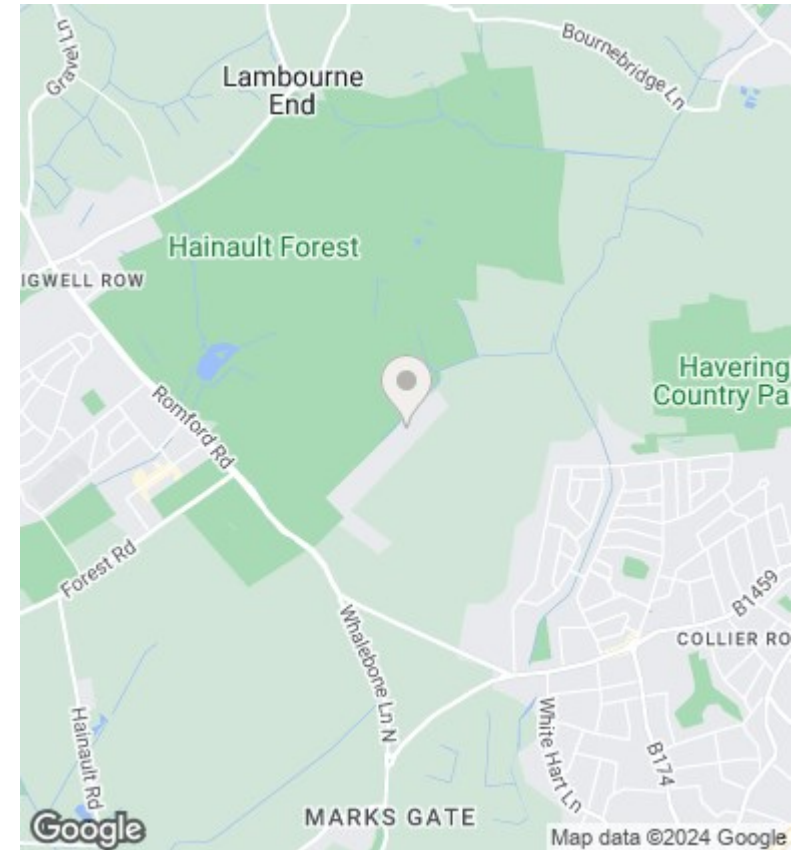
### Parking

Secure gated parking for one car



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 60.4 m<sup>2</sup>  
TOTAL : 60.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	