



Coolgardie Avenue, Chigwell

Asking Price £850,000

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MILLERS
ESTATE AGENTS

*** CHARACTER SEMI DETACHED HOME * HIGHLY DESIRABLE LOCATION * THROUGH LOUNGE DINER * PRETTY WELL ESTABLISHED REAR GARDEN * SHORT WALK TO HIGH STREET & STATION * POTENTIAL TO EXTEND (STPP) ***

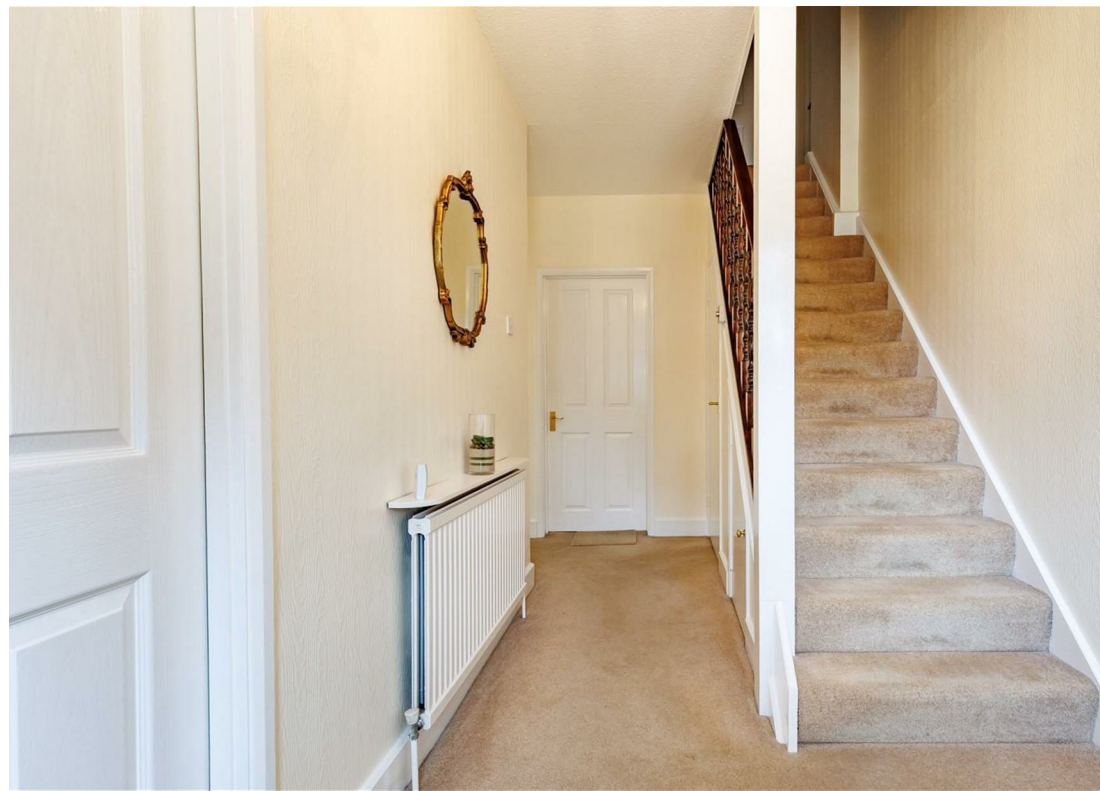
Nestled in the highly desirable Coolgardie Avenue of Chigwell is this charming 1950's semi-detached house. A true gem waiting to be discovered. Boasting two reception rooms, four bedrooms and one bathroom spanning approx. 1,471 sq ft of accommodation. This property offers ample space for a growing family.

As you step into the welcoming entrance hallway you are greeted by a sense of warmth and character, that flows throughout the house. The ground floor offers a cloakroom WC, a through lounge dining area with doors opening to the garden. A contemporary fitted kitchen with integrated appliances which leads to a delightful breakfast area - perfect for enjoying your morning cuppa. Upstairs, you will find four bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage space for all your belongings. The family bathroom provides a relaxing retreat after a long day.

Outside, the front garden boasts a block-paved driveway with parking for 3 vehicles, leading to an integral garage and side access. The well-established rear garden offers a secluded outdoor space with mature trees, shrubs, and bushes, creating a tranquil oasis for relaxation. The patio area is ideal for al-fresco dining or hosting summer gatherings with friends and family.

Coolgardie Avenue is situated just a few minutes walk of Chigwell Station, giving easy access to the City and West End. Chigwell station is located close to Brook Parade which offers an array of shops and restaurants catering for all your local needs. For those looking for a 'good walk' Epping Forest and Hainault Forest Country Park are nearby. There are many excellent schools, both primary and secondary, in the area, notably West Hatch High school and Chigwell Independent School. All the main supermarkets are just a short drive





GROUND FLOOR

Entrance Hall

Cloakroom WC

4'11 x 2'9 (1.50m x 0.84m)

Kitchen

11'0" x 8'8" (3.35m x 2.65m)

Breakfast Room

12'3" x 7'2" (3.74m x 2.18m)

Utility/Pantry

6'6" x 7'0" (1.97m x 2.13m)

Living Room

13'8" x 14'5" (4.16m x 4.39m)

Dining Room

14'3" x 11'7" (4.34m x 3.54m)

FIRST FLOOR

Bedroom One

14'2" x 9'11" (4.31m x 3.02m)

Bedroom Two

11'3" x 13'2" (3.44m x 4.02m)

Bedroom Three

10'4" x 9'2" (3.15m x 2.80m)

Bedroom Four

10'10" x 7'3" (3.29m x 2.20m)

Bathroom

7'11 x 7'7 (2.41m x 2.31m)

EXTERNAL AREA

Front Garden

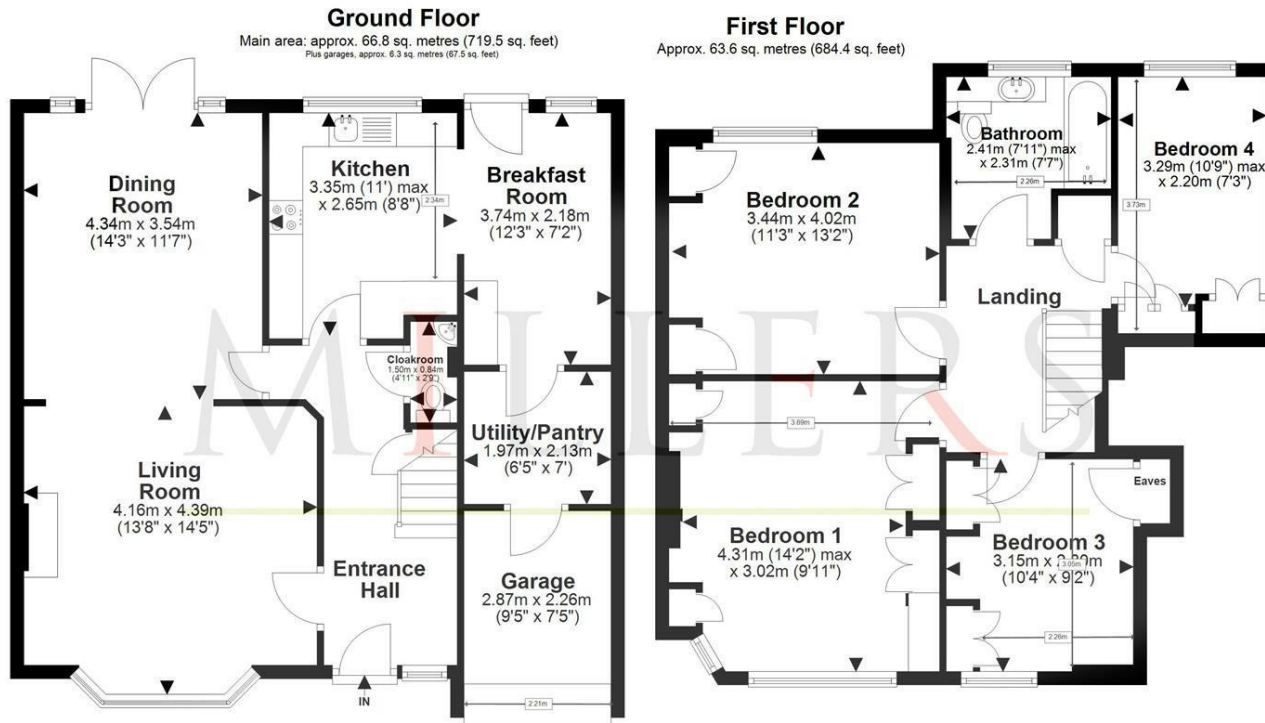
Front Driveway

Garage

9'5 x 7'5 (2.87m x 2.26m)

Rear Garden

57'8 x 32'8 (17.58m x 9.96m)



Main area: Approx. 130.4 sq. metres (1403.8 sq. feet)
Plus garages, approx. 6.3 sq. metres (67.5 sq. feet)

Total area including garage : approx. 136.7 sq metres (1471.3 sq feet)

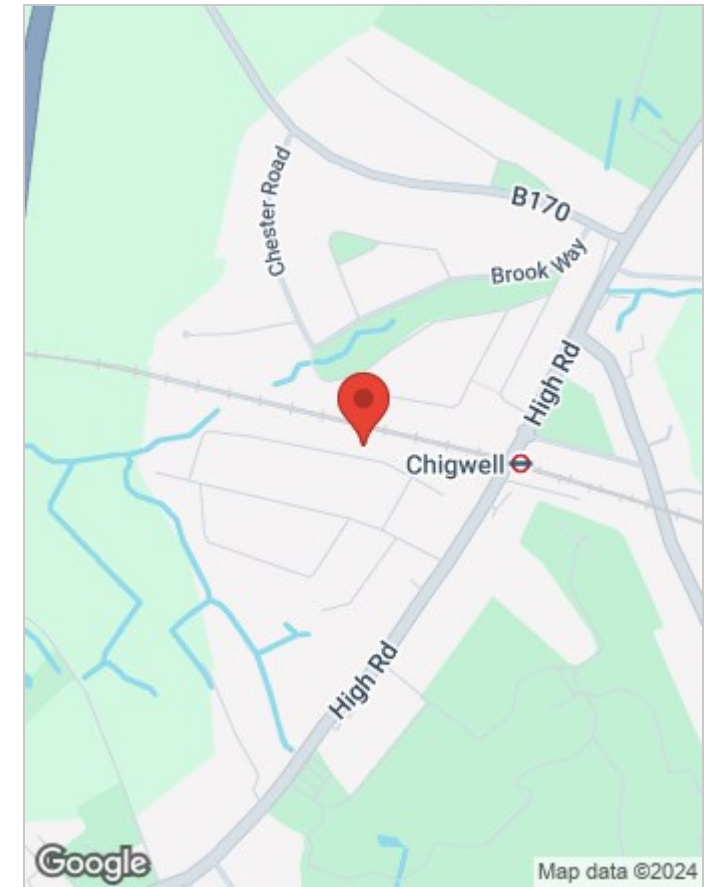
Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.



Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	64		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales