



**Sunnymede, Sunnymede, Chigwell**  
**Asking Price £375,000**



**MILLERS**  
ESTATE AGENTS



**\* STYLISH SPLIT LEVEL APARTMENT \* TWO DOUBLE BEDROOMS \* EN-SUITE & BATHROOM \* OPEN PLAN LIVING AREA \* ALLOCATED PARKING \* LONG LEASE TERM \* CLOSE TO FOREST \***

Nestled in the sought-after area of Lambourne End, Chigwell, this stunning split-level apartment offers a perfect blend of modern living and comfort. The property is in excellent decorative order throughout, making it an ideal choice for those seeking a contemporary home.

Upon entering the apartment, you are greeted by a secure communal entrance with an entryphone system, ensuring peace of mind. The unique layout features a master bedroom complete with an ensuite shower room, alongside a further double bedroom and a stylish contemporary bathroom, all situated on the first floor.

Ascending the stairs, you will discover a modern and inviting open-plan living area that is perfect for both relaxation and entertaining. The fully fitted kitchen boasts a breakfast bar, seamlessly connecting to the dining area and a cosy TV lounge, creating a warm and welcoming atmosphere.

Outside, residents can enjoy the benefits of a communal garden, providing a lovely space to unwind, as well as allocated parking for added convenience. This property is not only a home but a lifestyle choice, situated close to the beautiful Forest, perfect for leisurely walks and outdoor activities.

This exceptional flat is a rare find in a desirable location, making it an excellent opportunity for both first-time buyers and those looking to downsize. Do not miss the chance to make this contemporary apartment your new home.

Foxburrows Court is located in a prime location within easy reach of Grange Hill and Hainault Central Line stations, providing access to London. Grange Hill station is within walking distance, while Hainault Station is easily reached via the 150 bus. The village itself offers a delightful selection of local amenities, including a post office, bakery, village pub and a vibrant parade of shops.







**Communal Entrance Hall**

**Entrance Hall**

**Bedroom One**

12'7" x 11'9" (3.83m x 3.57m)

**En-suite Shower Room**

5'2 x 4'10 (1.57m x 1.47m)

**Bedroom Two**

8'9" x 13'1" (2.67m x 3.98m)

**Bathroom**

8' x 5'6" (2.44m x 1.68m)

**Inner Hallway**

**SECOND FLOOR**

**Open Plan Kitchen/ Living/Dining Area**

15'0" x 19'2" (4.58m x 5.84m)

**EXTERIOR**

**Allocated Parking Space**

**Communal Garden**

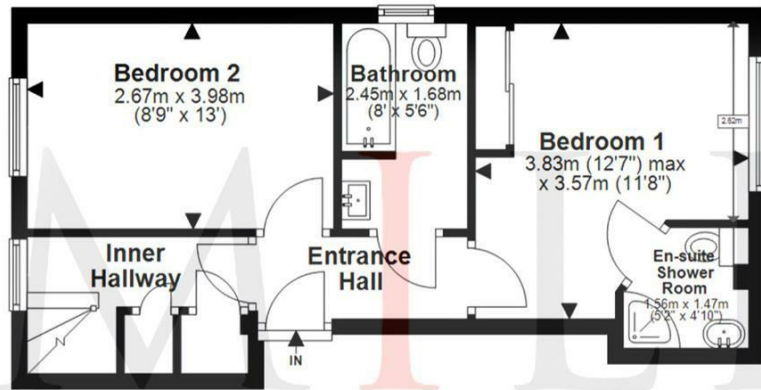
**Long Lease Approx 112 years**





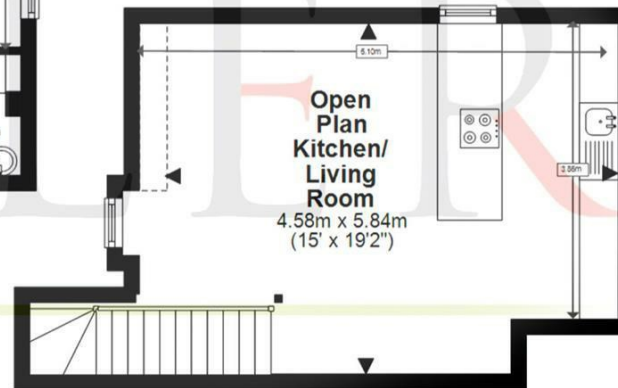
## Ground Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



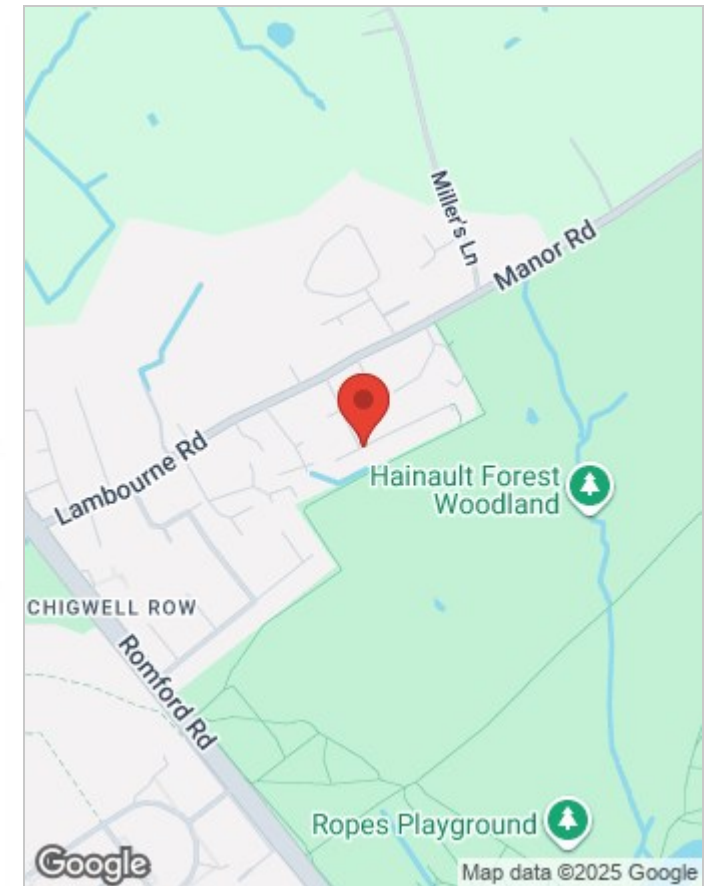
## First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 67.2 sq. metres (723.5 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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.