8 Manford Cross
Chigwell, Essex IG7 4AB
Price £450,000

86b High Street, Barkingside, Essex, IG6 2DR
Tel: **020 8551 4133** Fax: **020 8551 4621**

www.arbonandmiller.com
sales@arbonandmiller.com
lettings@arbonandmiller.com

8 Manford Cross, Chigwell, Essex IG7 4AB

CHAIN FREE – Situated in a popular residential turning within, this well-proportioned three bedroom end-of-terrace family home, benefiting from traditional brick and tile construction and offering generous accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall leading to a bright dual-aspect lounge with feature fireplace, together with a fitted kitchen offering a range of wall and base units and direct access to the rear garden. To the first floor are three bedrooms, two of which benefit from fitted wardrobes, together with a family bathroom. Externally, the property enjoys a mature rear garden comprising a paved patio, lawn and established tree and shrub borders, with useful pedestrian side access afforded by its end-of-terrace position. There is also a paved front garden. The property is conveniently positioned for local schools including Coppice Primary School, Manford Primary School and Forest Academy, with a range of shops, services and everyday amenities available along Manford Way. Hainault Central Line station provides direct services towards Stratford, the City and West End and is readily accessible via the nearby 150 bus service, which serves Manford Cross and the station. Road connections including the A12, A406 and M11 are also within easy reach. Offered with no onward chain, an early viewing is highly recommended.

ENTRANCE HALL
Wooden door with leaded light style obscure glazed insert and leaded light style fixed sidelight, stairs to first floor, radiator, doors to:

LOUNGE
Three light leaded light style double glazed window with fanlights over, coved cornice, feature fireplace with tiled surround, two double radiators, door to kitchen, three light leaded light style double glazed window with fanlights over.

KITCHEN
Wall and base units, tiled working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, part tiled and part panelled walls, mock tudor style beams, recess for oven, plumbing for dishwasher and washing machine, recess for fridge/freezer, radiator, two light leaded light style double glazed window, wooden pedestrian door to rear garden.

FIRST FLOOR LANDING
Access to loft, doors to:

BEDROOM ONE
Three light leaded light style double glazed bay, fitted wardrobes, double radiator.

BEDROOM TWO
Two light double glazed window, radiator, fitted wardrobe, Worcester wall mounted boiler.

BEDROOM THREE
Two light leaded light style double glazed window, radiator, fitted overhead cupboard.

BATHROOM
Panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, double radiator, airing cupboard, low level wc, two obscure double glazed windows with fanlights over.

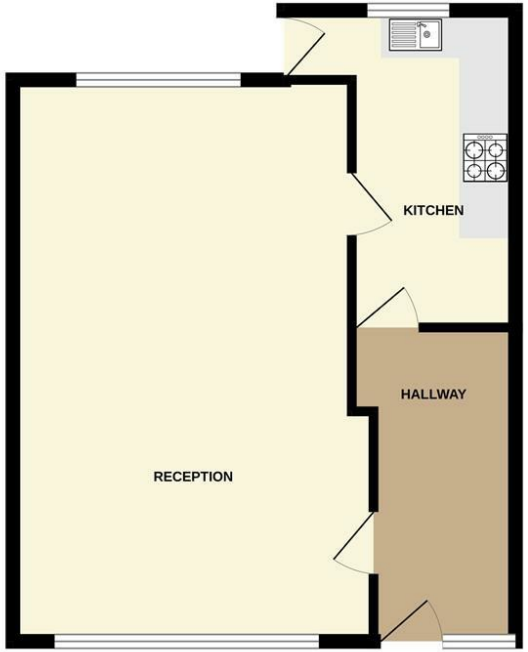
REAR GARDEN
Paved patio area, paved pathway leading to rear, mature tree and shrub borders, lawn area, pedestrian side access, outside light, outside tap.

FRONT GARDEN
Paved front garden. Mature tree and shrub border.

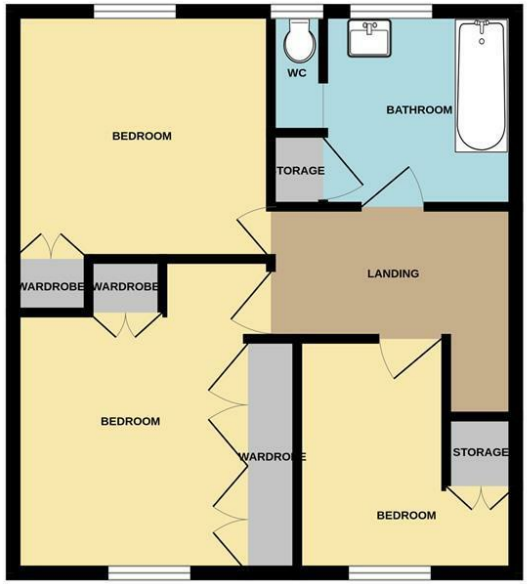
COUNCIL TAX
London Borough of Redbridge - Band C

AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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