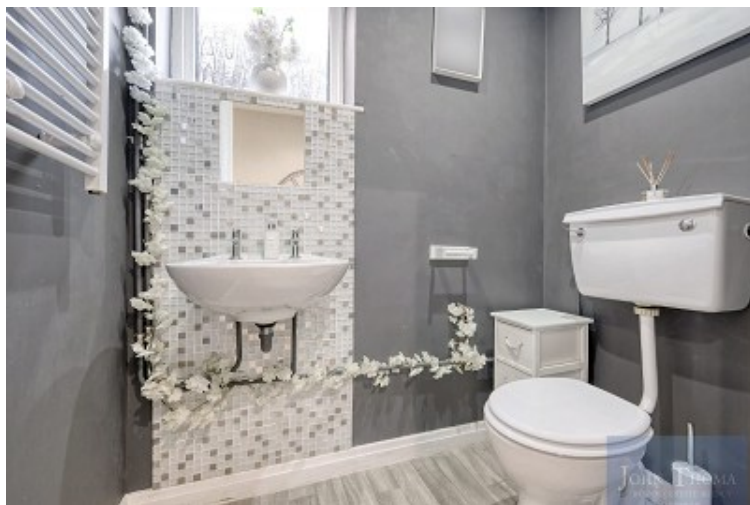




This beautifully presented and spacious three bedroom property is close to local shops, amenities, excellent schools, and also near Hainault Forest which has beautiful walking routes. This home also benefits from having approved planning permission to construct a two-story side extension with an infill to the rear while removing the garage – Ref: EPF/2620/21

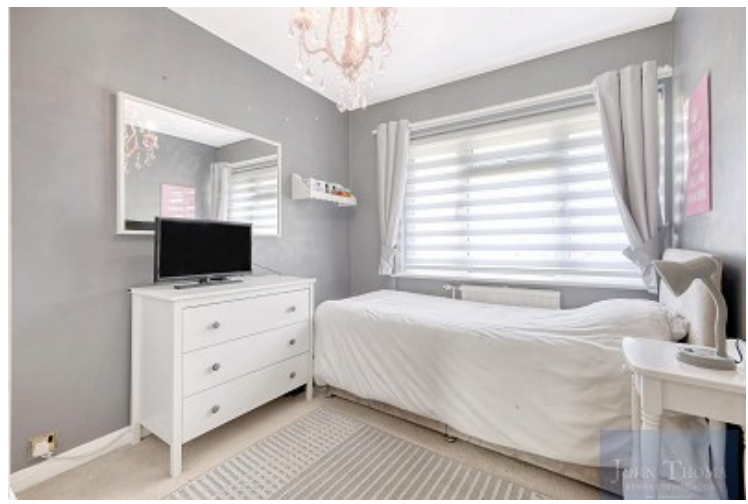
This property has the convenience of off-street parking on the paved driveway for several cars, alongside a garage for additional storage. The property also includes a good-sized garden with mature shrubs and plants to the sides and a garden shed.

Lambourne Road, Chigwell



- ◆ JUST OVER 1900 SQUARE FEET WITH A GOOD SIZE PLOT THERE IS ALSO A DETACHED GARAGE
- ◆ THE PROPERTY HAS A SPACIOUS PAVED DRIVEWAY WITH PARKING FOR SEVERAL CARS
- ◆ ON ENTERING THE PROPERTY THERE IS A PORCH, ENTRANCE HALLWAY AND A GUEST CLOAKROOM
- ◆ THE PROPERTY BENEFITS FROM A LARGE OPEN PLAN LOUNGE WITH DOUBLE DOORS TO THE DINING ROOM

- ◆ THE PROPERTY HAS A LARGE AND SPACIOUS KITCHEN / DINING ROOM WHICH LEADS TO A SITTING ROOM TO REAR GARDEN
- ◆ THE MASTER BEDROOM IS OF A GOOD PROPORTION AND MEASURES 13'7" x 13'10" IN SIZE AND INCLUDES A FITTED CUPBOARD
- ◆ THE REAR GARDEN IS OF A GOOD SIZE AND CONTAINS A GARDEN SHED, A PATIO AND ACCESS TO THE GARAGE.
- ◆ THIS SPACIOUS PROPERTY BENEFITS FROM EXCELLENT ROAD LINKS, LOCAL SHOPS AND AMENITIES



Porch

Hallway

Living Room

Kitchen / Dining Room 22' 3" x 11' 6" (6.78m x 3.50m)

Sun Room 10' 8" x 9' 6" (3.25m x 2.89m)

Utility Area 25' 10" x 6' 7" (7.87m x 2.01m)

WC

First Floor Landing

Bedroom One 13' 10" x 13' 7" (4.21m x 4.14m)

Bedroom Two 13' 11" x 10' 5" (4.24m x 3.17m)

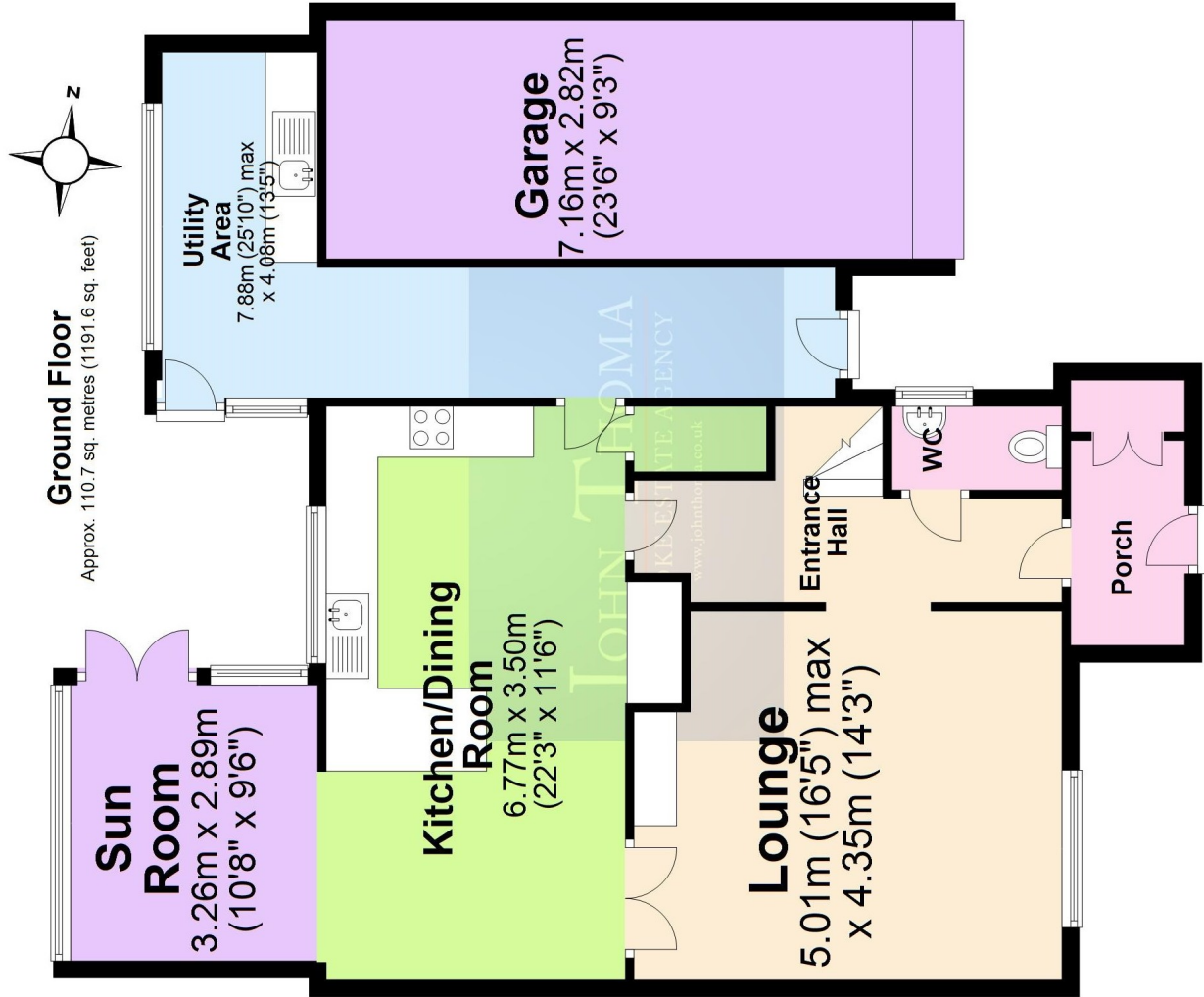
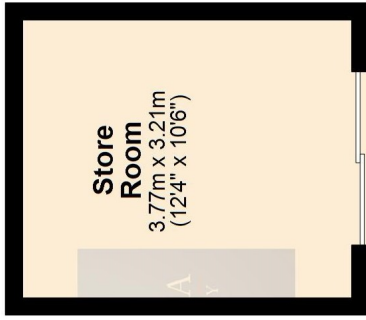
Bedroom Three 10' 0" x 8' 2" (3.05m x 2.49m)

Bathroom 8' 1" x 6' 6" (2.46m x 1.98m)

Garage 23' 6" x 9' 3" (7.16m x 2.82m)

## Outbuilding

Approx. 12.1 sq. metres (130.3 sq. feet)

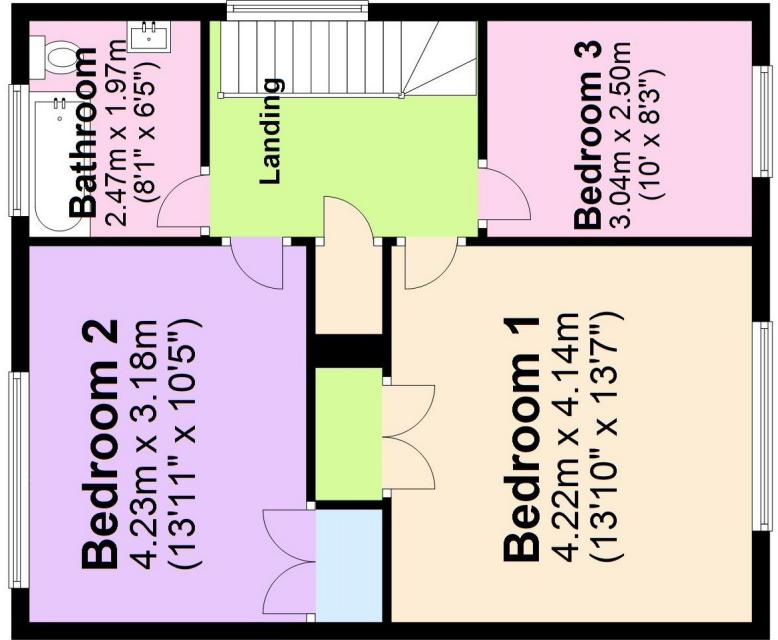


## Ground Floor

Approx. 110.7 sq. metres (1191.6 sq. feet)

## First Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



[John Thoma Bespoke Estate Agency, Chigwell Branch](#)

*The Coach House 201 High Road Chigwell Essex IG7 5BJ*  
[020 8340 8833](tel:02083408833) Local call rate

Total area: approx. 179.4 sq. metres (1931.6 sq. feet)