

Stevenette



98 Lambourne Road
Chigwell Row, Essex, IG7 6EN

£725,000

PROPERTY FEATURES

- Link-Detached Family Home
- 4 or 5 Bedrooms, 3 Bathrooms
- Ideal for Multi-Generational Living
- Double Glazing
- Gas Central Heating
- Ground Floor Bedroom Suite

FULL DESCRIPTION

Forming part of the main street scene of Chigwell Row - a small village immediately on the doorstep of Chigwell and Hainault, this link-detached house offers superbly spacious and versatile family accommodation that will suit a host of different buyers. Extended in the past to take advantage of its corner plot, the property offers almost 1700 sq.ft. of well-proportioned and smartly-kept accommodation including up to 5 (or even 6!) bedrooms, 3 bath/shower rooms and up to 3 reception rooms as well as a recently refitted kitchen. To the rear is a pleasant southeast-facing garden where there is also a single GARAGE to complement the ample vehicle parking at the front. This is a superb location mixing the best of access to amenities and greenery. Grange Hill Central Line station lies just over 1 mile's walk away past Chigwell Row Wood and Hainault Forest lies almost within a stone's throw of the house.

GROUND FLOOR

PORCH

ENTRANCE HALL

LIVING & DINING ROOM

21' 2" x 16' 1" (6.45m x 4.9m)

KITCHEN

9' 6" x 11' 5" (2.9m x 3.48m)

DINING ROOM OR STUDY

12' 1" x 9' 7" (3.68m x 2.92m)



BEDROOM 5 / SITTING ROOM

14' 4" x 12' 0" max (4.37m x 3.66m)

EN-SUITE SHOWER & WC

WC

FIRST FLOOR

LANDING

BEDROOM 1

16' 3" x 12' 2" (4.95m x 3.71m)

EN-SUITE BATH, SHOWER & WC

12' 3" x 7' 8" (3.73m x 2.34m)

BEDROOM 2

16' 2" x 11' 9" (4.93m x 3.58m)

BEDROOM 3

10' 6" x 9' 7" (3.2m x 2.92m)

BEDROOM 4

10' 0" x 9' 8" (3.05m x 2.95m)

BATHROOM & WC

6' 11" x 6' 1" (2.11m x 1.85m)

EXTERIOR

The house stands behind a block-paved driveway that provides good parking.

To the rear is a private lawned garden with paved patio and enclosed by fencing. A pair of double gates opens onto Retreat Way and allows access to the Single Garage that is positioned at the rear of the plot.

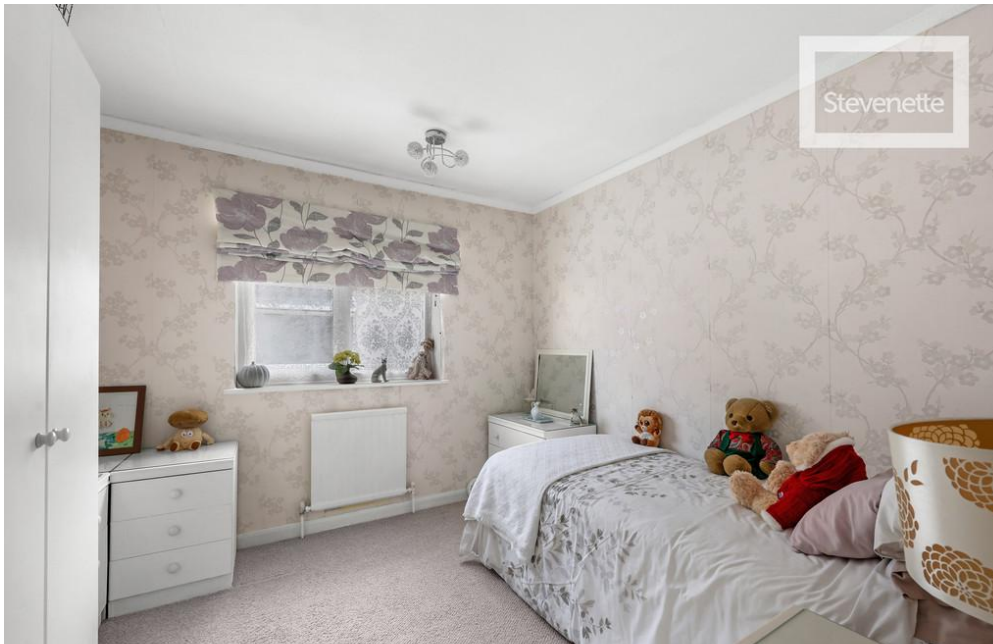
SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.





TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

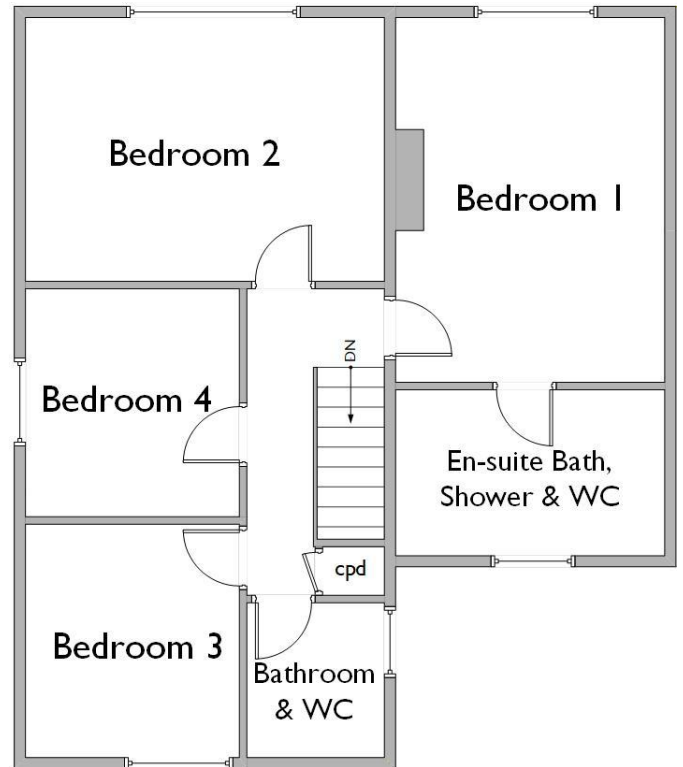


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Gross Internal Floor Area: Approximately 1676 sq.ft. / 156 sq.m.



GROUND FLOOR



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
232-234 High Street
Epping
Essex
CM16 4AU

www.stevenette.com
enquiries@stevenette.com
01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements