

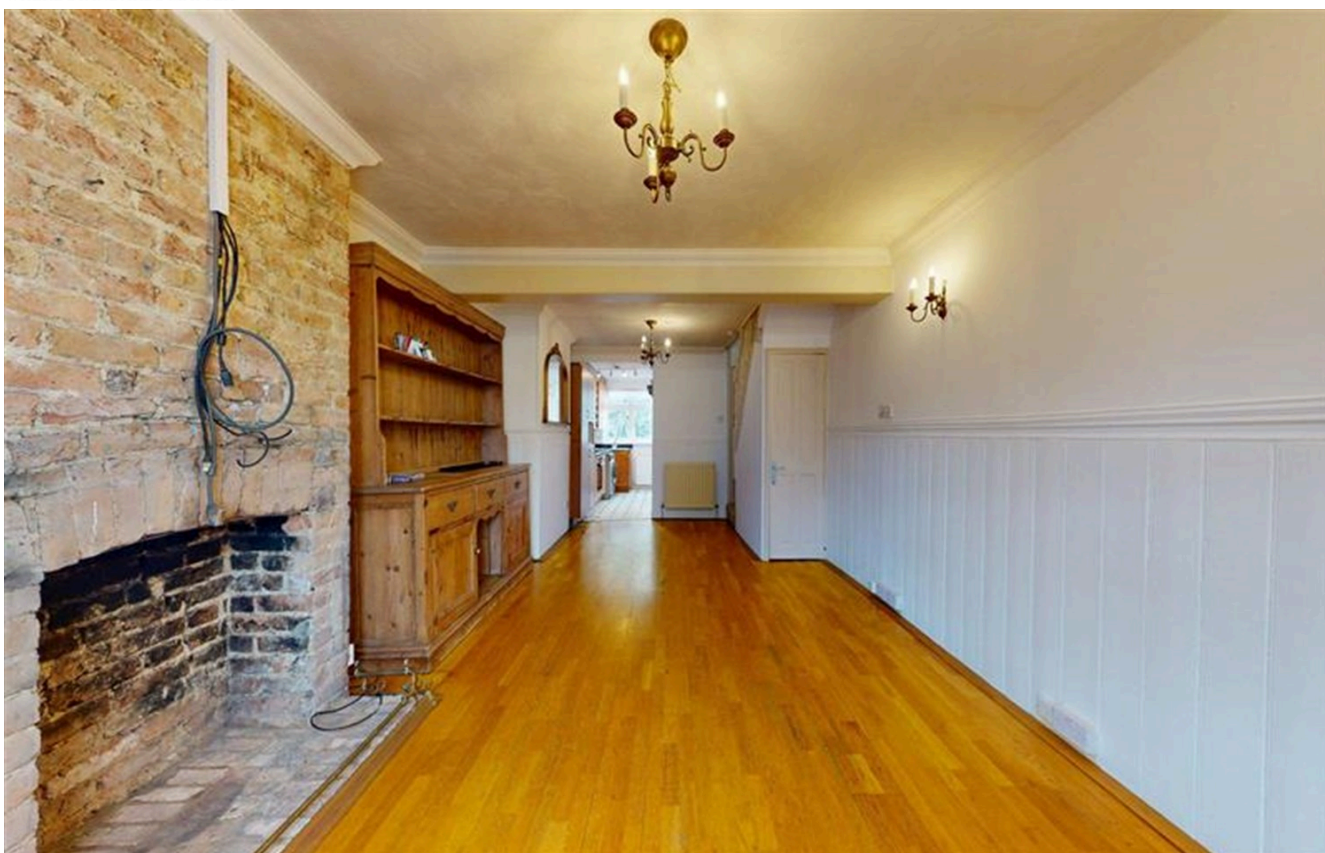


WHERE STANDARDS MATTER

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Lambourne Road, Chigwell, IG7

Spencer Munson are delighted to offer this charming two-bedroom weatherboard cottage, situated within close proximity to local shops, excellent schools, amenities and Hainault Forest with its beautiful walking trails. The property features a spacious lounge/dining area which leads through to a fitted kitchen, the bathroom located on the ground floor with access to the rear garden and on the first floor are two generous sized double bedrooms. The property is AVAILABLE NOW and also benefits from having gas central heating and double glazing throughout. EPC Rating: C Council Tax Band: D

Rent: £1,595 - Monthly



Lambourne Road, Chigwell Row, IG7

Lounge



Dining Area



Kitchen



Bedroom One



Bedroom Two



Bathroom



Garden



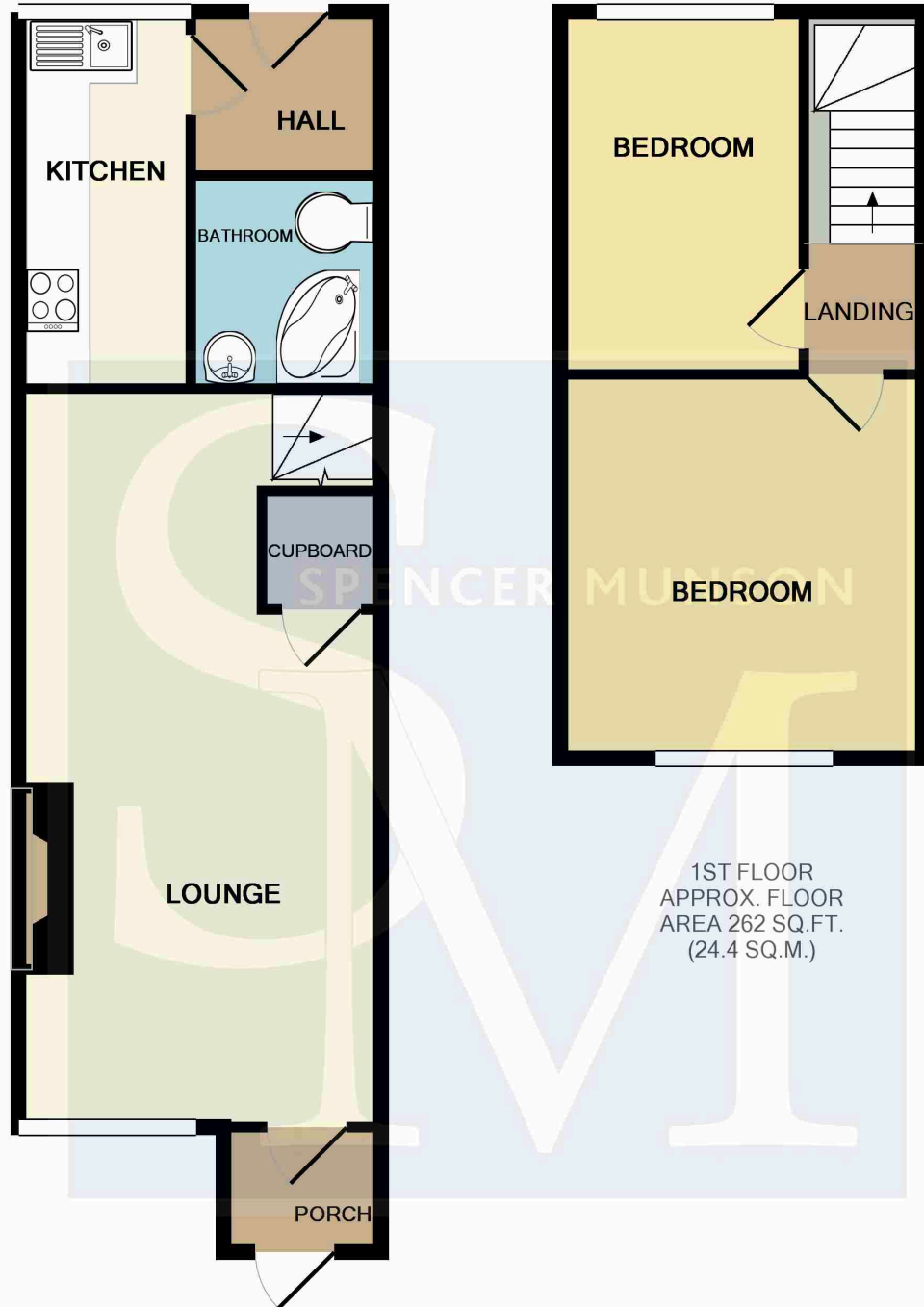
Lambourne Road, Chigwell Row, IG7



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C		
55-68 D	66	
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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GROUND FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 262 SQ.FT.
(24.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.