



## Old Savills Cottages, Chigwell, IG7 5EX

Guide Price £500,000

- Offered Chain Free
- Spacious Living/Dining Room
- Ground Floor w/c
- Large Front and Rear Garden With Lawn & Patio
- Two Bedroom Victorian Cottage
- Bespoke Fitted Kitchen With Integrate Appliances
- Stylish Family Bathroom
- Close To Local Amenities, Central Line Station & School Catchments

# Old Savills Cottages, Chigwell, IG7 5EX

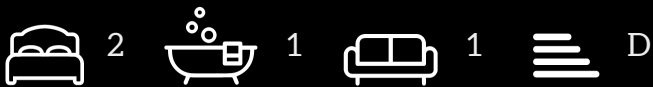
Guide Price £500,000 - £525,000

Nestled in the charming area of Chigwell, Old Savills Cottages presents a delightful opportunity to own a piece of Victorian history. This end of terrace cottage, offered "Chain Free" and built in 1854, boasts a quaint, inviting atmosphere, perfect for those seeking a serene retreat.

With a modest yet well-designed layout, the property features one spacious lounge/dining room that serves as a warm and welcoming space for relaxation or entertaining guests. The two bedrooms offer comfortable accommodation, ideal for small families or couples looking for a peaceful abode. The bathroom is conveniently located, ensuring practicality for everyday living.

The current vendors have renovated this cottage whilst it still encapsulates the essence of Victorian architecture, with its unique character and charm. The property offers an abundance of outside space with a large front and further rear garden boasting mature lawn and patio area. The surrounding area of Chigwell is known for its picturesque scenery and community spirit, making it an attractive location for potential buyers.

This property is not just a home; it is a slice of history waiting to be cherished. Whether you are looking to invest in a quaint residence or seeking a tranquil place to call home, Old Savills Cottages is a remarkable choice that combines historical charm with modern living.



Council Tax Band: D



Lounge/Dining Room  
6.30m x 3.40m (20'8" x 11'2" )

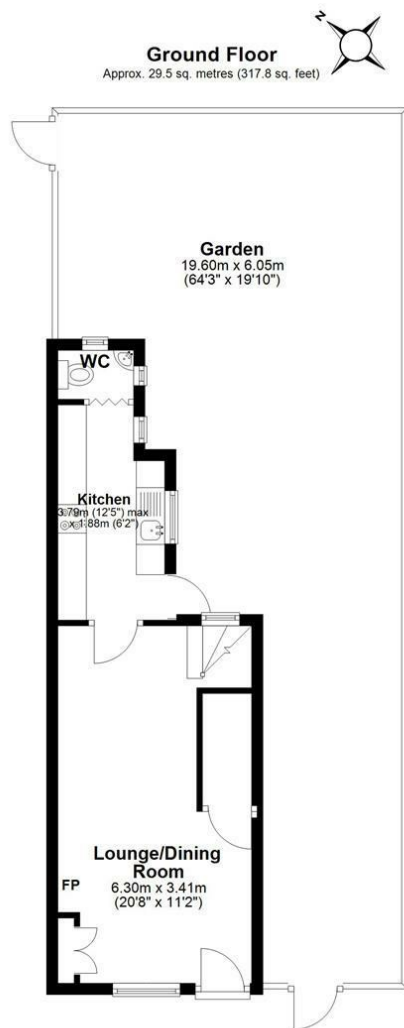
Kitchen  
3.78m x 1.88m (12'5" x 6'2")

Bedroom 1  
3.40m x 3.07m (11'2 x 10'1" )

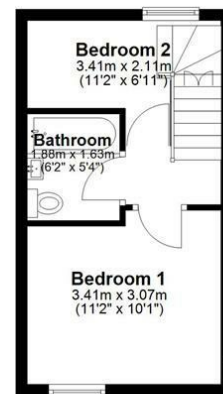
Bedroom 2  
3.40m x 2.11m (11'2" x 6'11" )

Bathroom  
1.88m x 1.63m (6'2" x 5'4")

Garden  
19.58m x 6.05m (64'3" x 19'10")

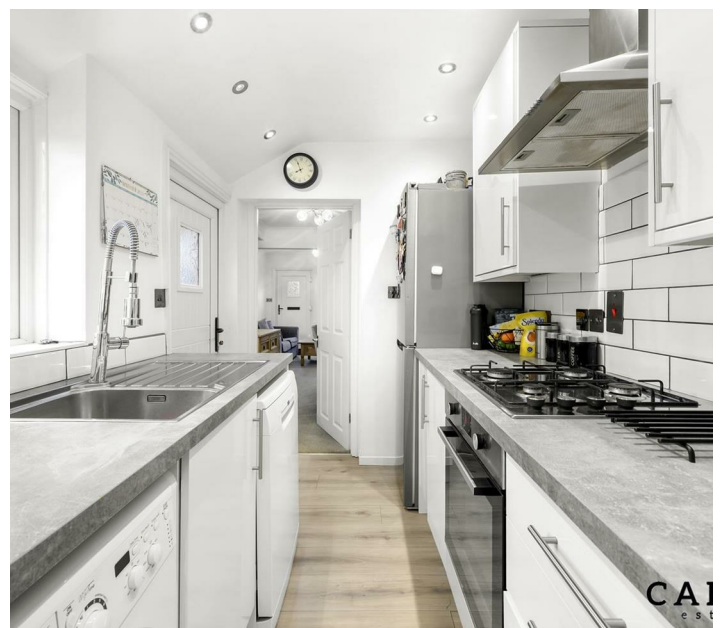
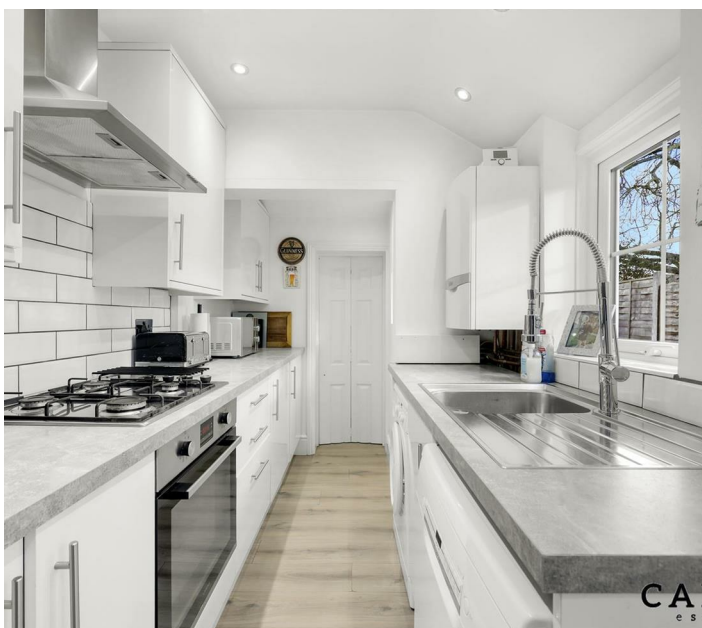


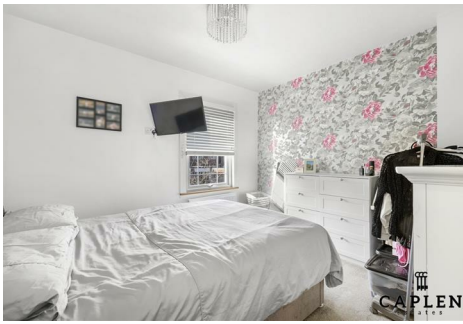
**First Floor**  
Approx. 22.1 sq. metres (237.9 sq. feet)

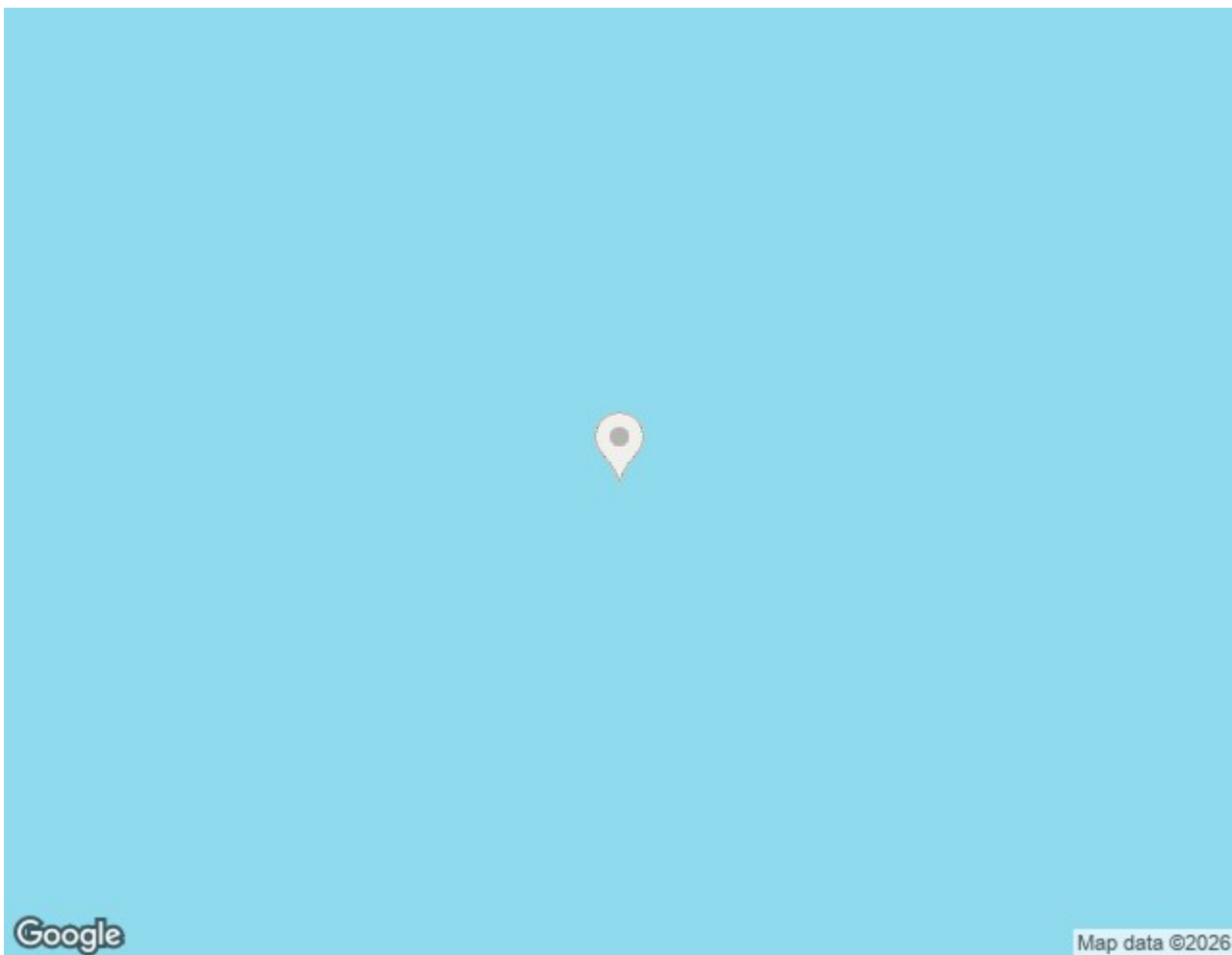


**CAPLEN**  
estates

Total area: approx. 51.6 sq. metres (555.7 sq. feet)







| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           | <b>88</b> |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    |           |           |
| (55-68) <b>D</b>                                                                    | <b>58</b> |           |
| (39-54) <b>E</b>                                                                    |           |           |
| (21-38) <b>F</b>                                                                    |           |           |
| (1-20) <b>G</b>                                                                     |           |           |
| Not energy efficient - higher running costs                                         |           |           |
| England & Wales                                                                     |           |           |
| EU Directive<br>2002/91/EC                                                          |           |           |
|  |           |           |

EPC Rating:

D

Council Tax Band

D

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.