

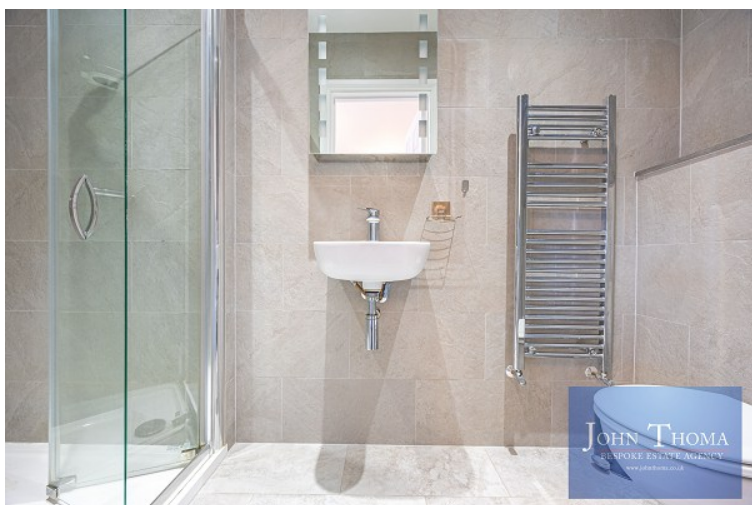
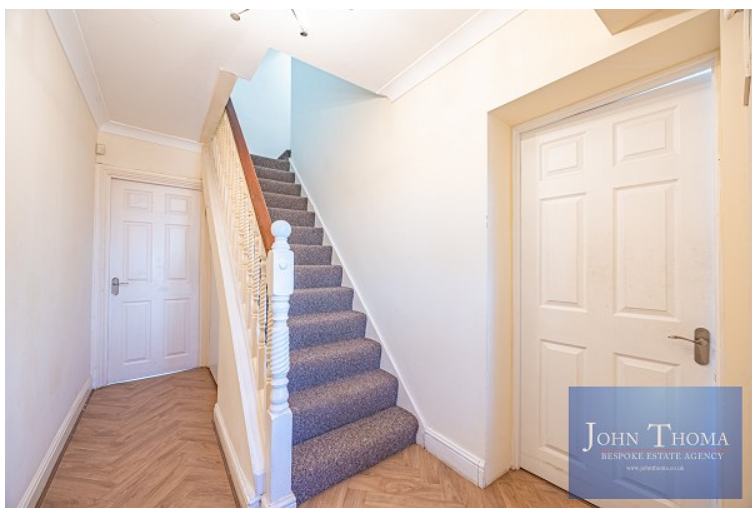


A well-presented six bedroom property close to a central line tube station.

Just a short walk to Grange Hill central line station, excellent schools and many local amenities.

Bearing Way, Chigwell

JOHN THOMA
BESPOKE ESTATE AGENCY

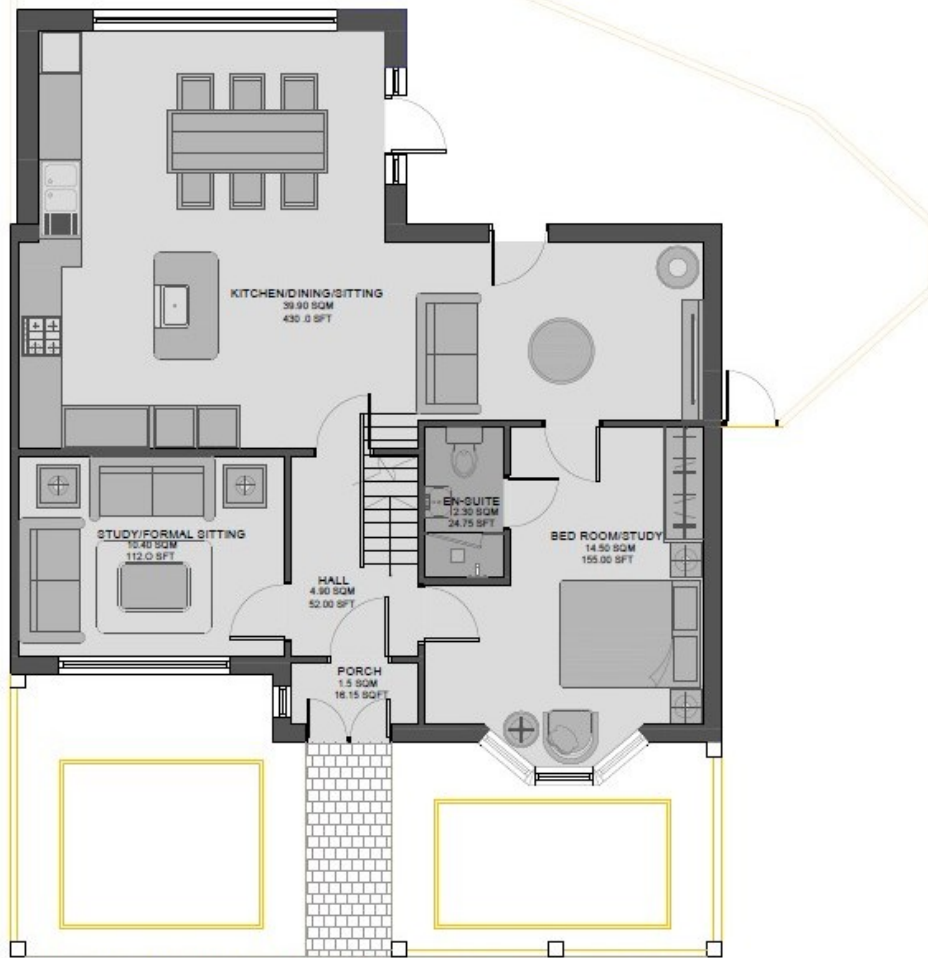


- ◆ On the ground floor there is a spacious lounge with double doors leading on to a kitchen / breakfast room
- ◆ There is a self-contained unit with a bedroom, ensuite, kitchen breakfast room, conservatory and courtyard garden
- ◆ On the first floor you will find a large bedroom which is in good condition and features an ensuite bathroom
- ◆ On the first floor you will also see two further double bedrooms and a separate family bathroom

- ◆ The second floor consist of two further bedrooms with Velux windows and storage to the eaves
- ◆ The rear garden is a courtyard style with a paved patio. There is also access to the front via a side gate
- ◆ The property has large driveway with parking for several cars. On street parking is also available
- ◆ Planning permission for a rear, first and second floor extension has been passed

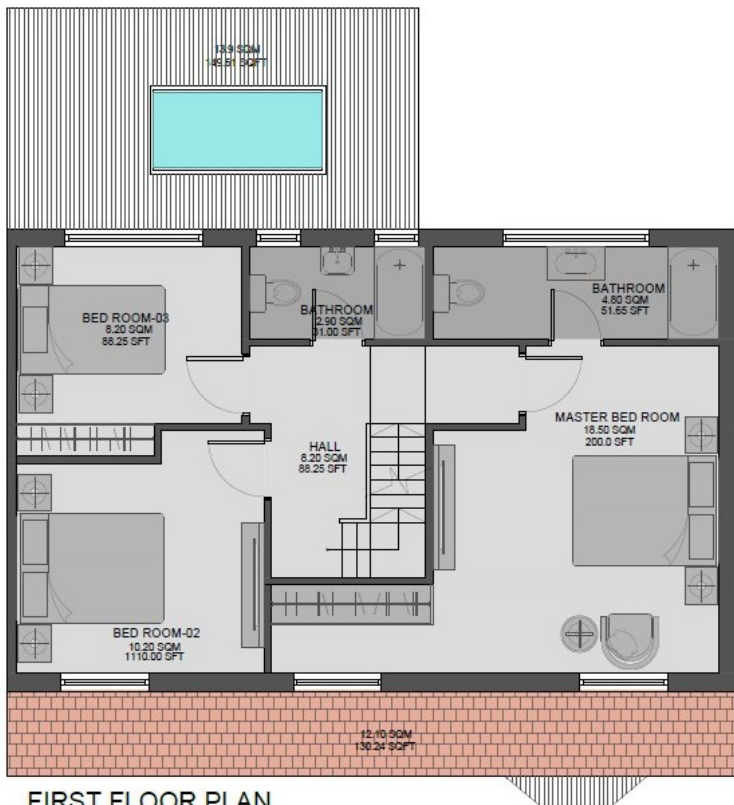


Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



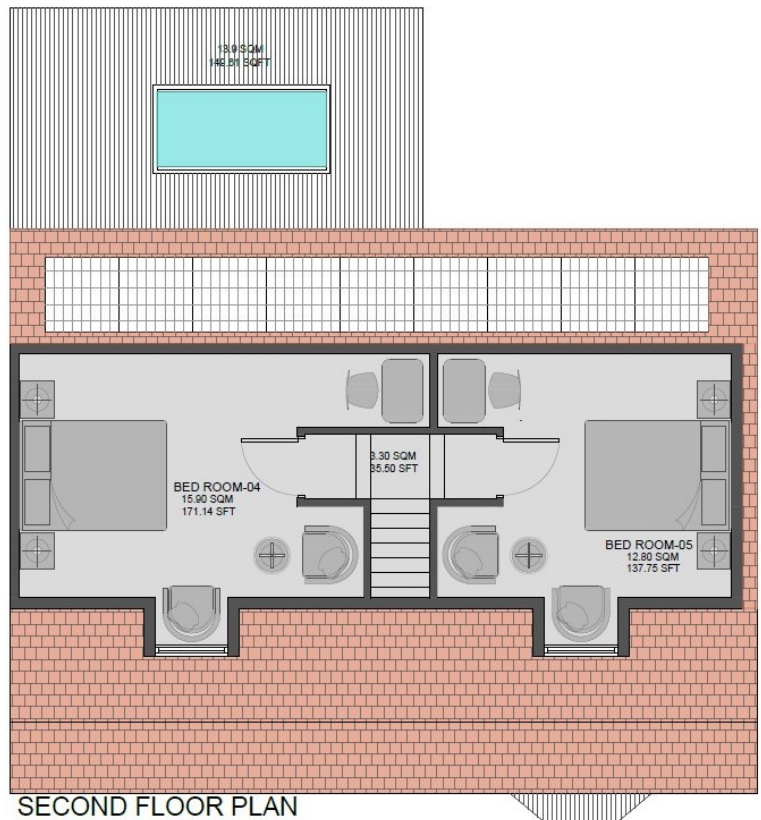
GROUND FLOOR PLAN TOTAL INTERNAL AREA = 156.00 SQM
= 1679.00 SFT

GROUND FLOOR APPROX AREA: 71.20 SQM / 766.00 SQFT
 FIRST FLOOR APPROX AREA: 52.80 SQM / 568.50 SQFT
 SECOND FLOOR APPROX AREA: 32.00 SQM / 345.00 SQFT



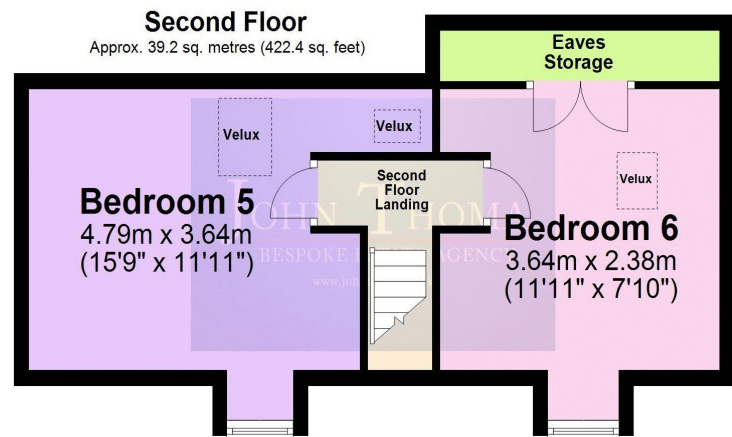
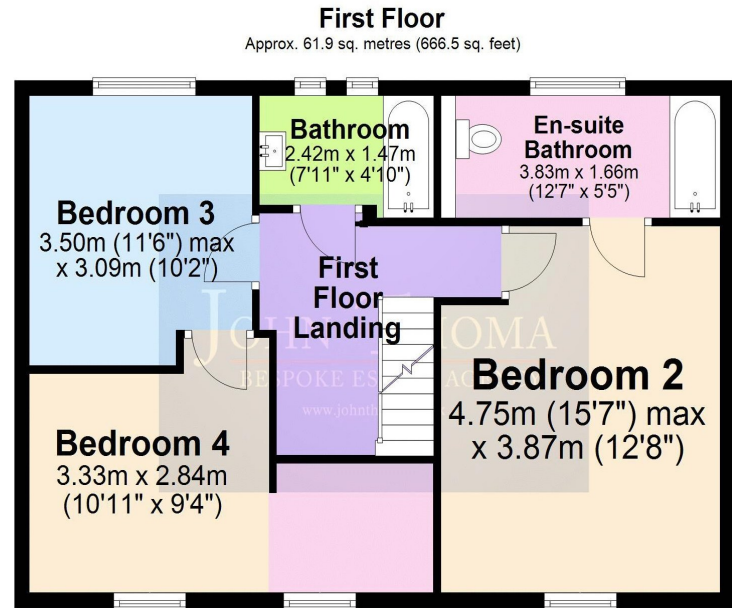
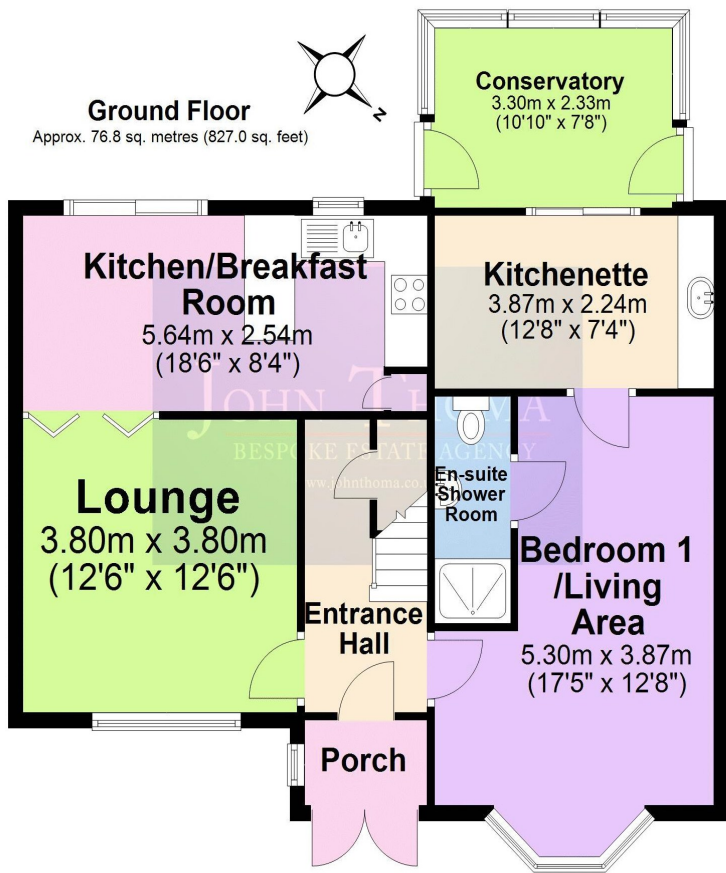
FIRST FLOOR PLAN

FIRST FLOOR APPROX AREA
52.80 SQM
568.50 SFT



SECOND FLOOR PLAN

SECOND FLOOR APPROX AREA
32.00 SQM
345.00 SFT



Total area: approx. 178.0 sq. metres (1915.8 sq. feet)

Council Tax Band: C (Redbridge)

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

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