



Ground Floor

Total Area: 77.4 m<sup>2</sup> ... 833 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



- Bedroom  
14'4" x 9'11"
- Bedroom  
11'7" x 13'7"
- Ensuite  
5'1" x 7'3"
- Garden  
39'4" x 7'9"
- Kitchen / Dining / Reception Room  
23'9" x 11'8"
- Bathroom  
7'6" x 7'7"



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



## SYCAMORE PLACE, CHIGWELL

Offers In Excess Of £450,000 Leasehold  
2 Bed Flat



### Features:

- Ground Floor Apartment
- Two Double Bedrooms
- Private Outdoor Garden & Separate Private Terrace
- Allocated Parking
- Open Plan Kitchen/Living Area
- Bathroom & En Suite
- Modern & With Plenty of Storage
- Incredibly Light & Airy Throughout
- Beautifully Presented & Long Lease
- Moments from Grange Hill Central Line Station

An exceptionally inviting ground floor apartment, bringing together two double bedrooms, a private garden and a separate terrace to create a home with excellent space to enjoy both indoors and out. The generous kitchen/living area is arranged in an open-plan layout and filled with natural light, complemented by a bathroom, ensuite and ample built-in storage. Allocated parking and a long lease add further appeal, while the apartment's contemporary presentation gives it a refined, move-in-ready feel. Grange Hill Central Line Station is moments away, making day-to-day connections reassuringly straightforward.

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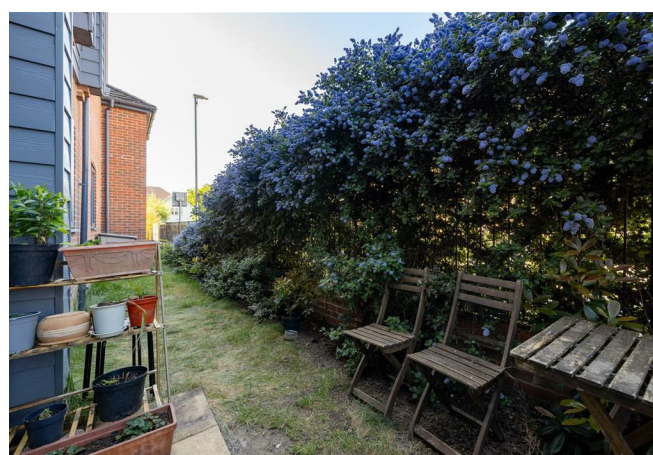
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#### IF YOU LIVED HERE...

Set within a well-presented modern development, this ground floor apartment makes an inviting first impression, with red brick elevations, grey-toned detailing and established communal greenery creating a leafy residential setting on arrival.

Inside, a welcoming hallway introduces the home with warm wood flooring, built-in storage and a fresh finish, before leading through to a wonderfully light open-plan kitchen/dining/reception room. This is the natural heart of the apartment, offering generous space for relaxing, dining and everyday entertaining, with the kitchen neatly integrated into the wider living area. Extensive glazing draws in the natural light, while doors open directly to a private outdoor terrace, creating a lovely connection to greenery and giving the room an inviting indoor-outdoor feel.

The main bedroom is generously proportioned, with soft neutral tones, warm wood-framed glazing and doors opening directly to the garden. An adjoining en suite adds welcome convenience with a crisp finish, while the second bedroom is equally versatile, offering a restful feel, a large window and comfortable

proportions.

The bathroom continues the thoughtful presentation, with a bath and overhead shower, botanical wallpaper, pale tiling and warm wood-toned detail creating a balanced finish. Outside, the private garden runs alongside the property, with a lawned stretch, mature planting and space for seating, offering a pleasantly leafy setting with colour, softness and a sense of privacy.

The surrounding area of Chigwell offers a strong mix of local convenience, dining and open space, with plenty more to explore beyond the nearest options. Delicacy is just minutes away for café favourites, bakery treats and deli-style produce, while nearby Elly's Caffé adds a French-inspired stop for coffee and pastries. Manor Road provides everyday essentials, including local shops and services. For a more traditional pub setting, the King William IV is one stop away on the tube and is known for its historic character and substantial dining spaces. The area is also closely connected to larger green destinations, with Fairlop Waters Country Park offering lakes, walking routes and leisure facilities, while Hainault Forest brings expansive woodland and open-air recreation within easy reach.



#### WHAT ELSE?

For transport, Grange Hill Station is just a minute away, providing Central line connections for straightforward journeys towards Stratford, Liverpool Street and the West End. Local bus routes also serve nearby areas including Buckhurst Hill and Loughton, while drivers are well placed for the M11 and A12, opening up routes across London, Essex and beyond.

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