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381 Copperfield
Chigwell, Essex IG7 5NR
Price guide £390,000

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*** PRICE GUIDE £390,000 - £410,000 *** CHAIN FREE *** Nestled in the charming area of Copperfield, Chigwell, this end-of-terrace LECA build house presents an excellent opportunity for those seeking a comfortable family home. The property boasts three generously sized bedrooms, providing ample space for relaxation and personalisation. The open plan lounge and kitchen create a welcoming atmosphere, perfect for both entertaining guests and enjoying family time. Conveniently located, this residence is less than a half-mile walk from Hainault Station, making it an ideal choice for commuters looking to access central London with ease. The property is chain-free, allowing for a smooth and straightforward purchasing process. While the house features non-standard construction, it offers a unique character that sets it apart from more conventional homes. This property is perfect for those who appreciate individuality and are looking to make their mark in a vibrant community. In summary, this semi-detached house in Copperfield is a fantastic opportunity for families or individuals seeking a spacious and conveniently located home. With its three large bedrooms and open plan living space, it is sure to meet the needs of modern living. Don't miss the chance to make this delightful property your own.

ENTRANCE PORCH 5'8 x 4'3 (1.73m x 1.30m)

UPVC door with obscure double glazed insert and obscure double glazed fixed sidelight, Worcester boiler, obscure glazed wooden door to

ENTRANCE HALL 7'8 x 5'8 (2.34m x 1.73m)

Stairs to first floor, five storage cupboards, wood strip flooring, double radiator, doors to:

CLOAKROOM 6'5 x 2'6 (1.96m x 0.76m)

Low level wc, double radiator, wash hand basin.

KITCHEN 9'9 x 8'5 (2.97m x 2.57m)

Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor over, under counter oven, one and half bowl stainless steel sink top unit with mixer tap, plumbing for washing machine, recess for fridge/freezer, tiled splashbacks, breakfast bar, double glazed window with fanlight over, open to:

L-SHAPED LOUNGE 20' x 15'9 to extremes (6.10m x 4.80m to extremes)

Three light double glazed window with sidelights, two double radiators, wood strip flooring, coved cornice, UPVC double glazed door to rear garden.

FIRST FLOOR LANDING

Access to boarded loft, wood strip flooring, doors to:

BEDROOM ONE 15'8 x 9' (4.78m x 2.74m)

Two double glazed two light double glazed windows with fanlights over, double radiator, wood strip flooring.

BEDROOM TWO 13'9 x 9'5 to extremes (4.19m x 2.87m to extremes)

Two light double glazed window with fanlight over, double radiator, wood strip flooring.

BEDROOM THREE 10' x 7' (3.05m x 2.13m)

Two light double glazed window with fanlight over, double radiator, wood strip flooring.

BATHROOM 9'5 x 5'8 (2.87m x 1.73m)

Panel enclosed P shaped bath with mixer tap, hand held shower attachment, separate shower attached with glazed side screen, vanity unit with wash hand basin and mixer tap, close coupled wc, tiled walls, tiled floor, spotlights to ceiling, obscure double glazed window fanlight over, heated towel rail.

REAR GARDEN

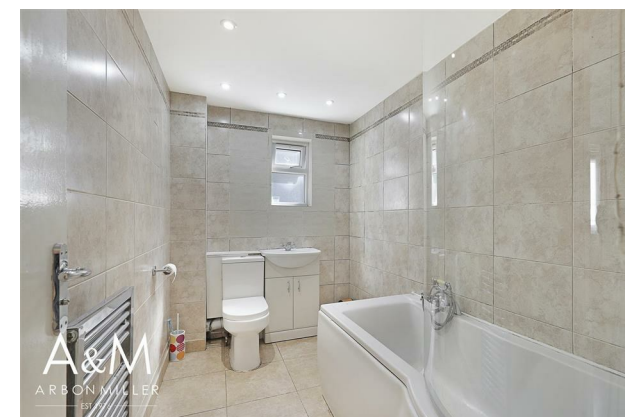
Paved rear garden, outside light, outside tap, pedestrian rear access.

COUNCIL TAX

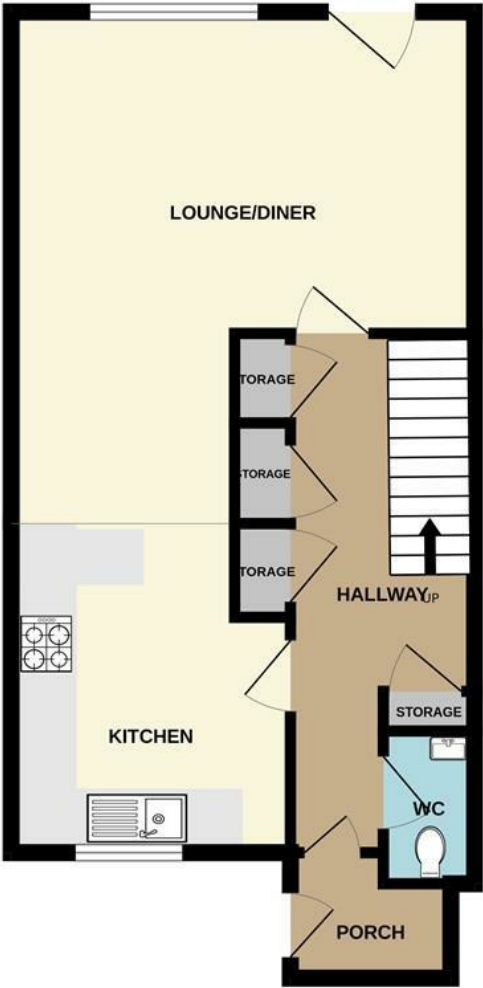
Epping Forest District Council - Band C

AGENTS NOTE

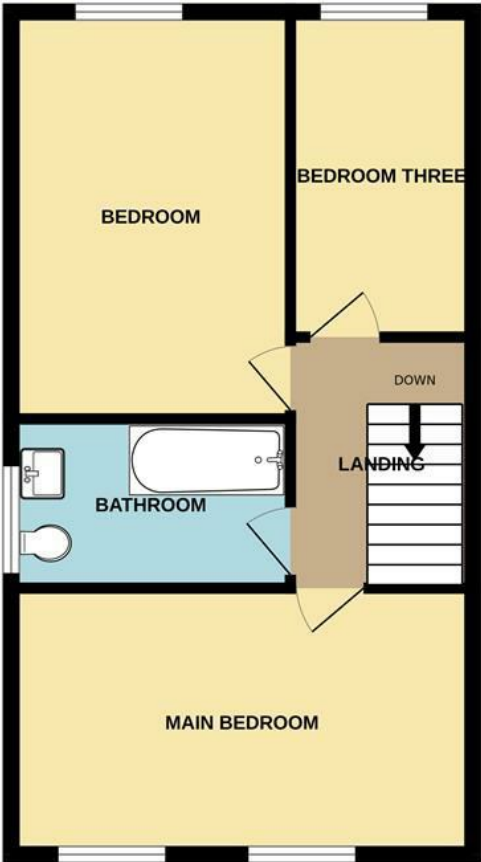
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



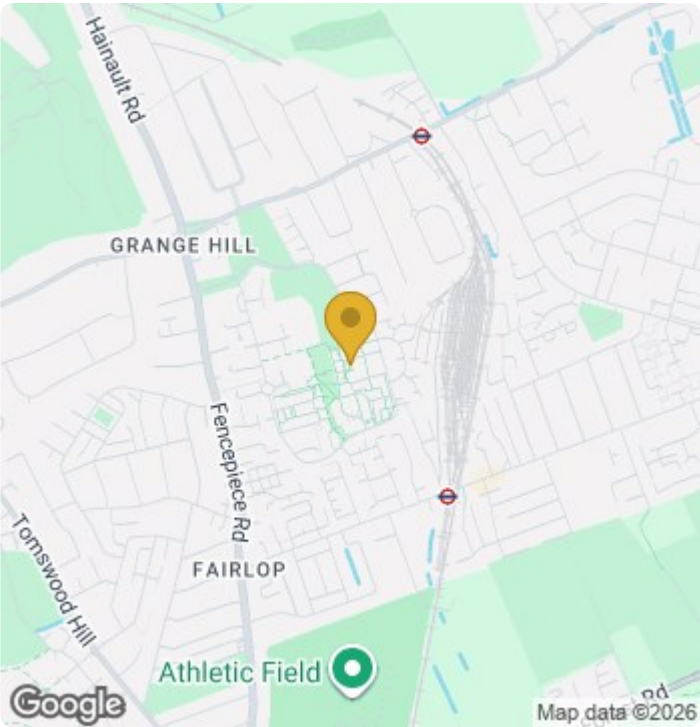
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

