A&M
ARBON MILLER
EST 1976

170 Burrow Road
Chigwell, Essex IG7 4NH
£2,100 Per month

86b High Street, Barkingside, Essex, IG6 2DR
Tel: **020 8551 4133** Fax: **020 8551 4621**

www.arbonandmiller.com
sales@arbonandmiller.com
lettings@arbonandmiller.com

170 Burrow Road, Chigwell, Essex IG7 4NH

A well-presented and deceptively spacious family home ideally located on the ever-popular Burrow Road, IG7. This attractive property benefits from a bright conservatory extension to the rear, providing versatile additional living space ideal for dining, entertaining or a home office, while off-street parking to the front adds everyday convenience. Internally the home offers well-proportioned accommodation with excellent natural light and scope for personalisation. Perfectly positioned for families and commuters alike, the property is within easy reach of highly regarded local primary and secondary schools, nearby parks and amenities, and enjoys excellent transport links including close proximity to Central Line stations and convenient road access to the A12, A406 and M11.

ENTRANCE PORCH
Double glazed entrance door with fixed sidelights, double glazed windows with fanlights over.

LOUNGE 21'4" x 12'1" max (6.50m x 3.68m max)
Three light double glazed window, stairs to first floor, radiator, built-in cupboard.

KITCHEN 14'10" x 8'1" (4.52m x 2.46m)
Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, built-in oven with gas hob and extractor fan over, tiled splashback, laminated wood strip flooring, double radiator, double glazed window.

CLOAKROOM
Low level wc, wash hand basin.

CONSERVATORY 17'10" x 10'2" (5.44m x 3.10m)
Double glazed double doors leading to rear garden with fixed sidelights and further floor to ceiling double glazed windows, tiled floor, double radiator.

FIRST FLOOR LANDING

BEDROOM ONE 12' max x 11'11 into wardrobe (3.66m max x 3.63m into wardrobe)
Three light double glazed window, fitted wardrobes with mirror fronted sliding doors, radiator.

BEDROOM TWO 12' x 9'2" max (3.66m x 2.79m max)
Double glazed window, wardrobe cupboard, radiator.

BEDROOM THREE 8'1 x 7'9" (2.46m x 2.36m)
Double glazed window, radiator.

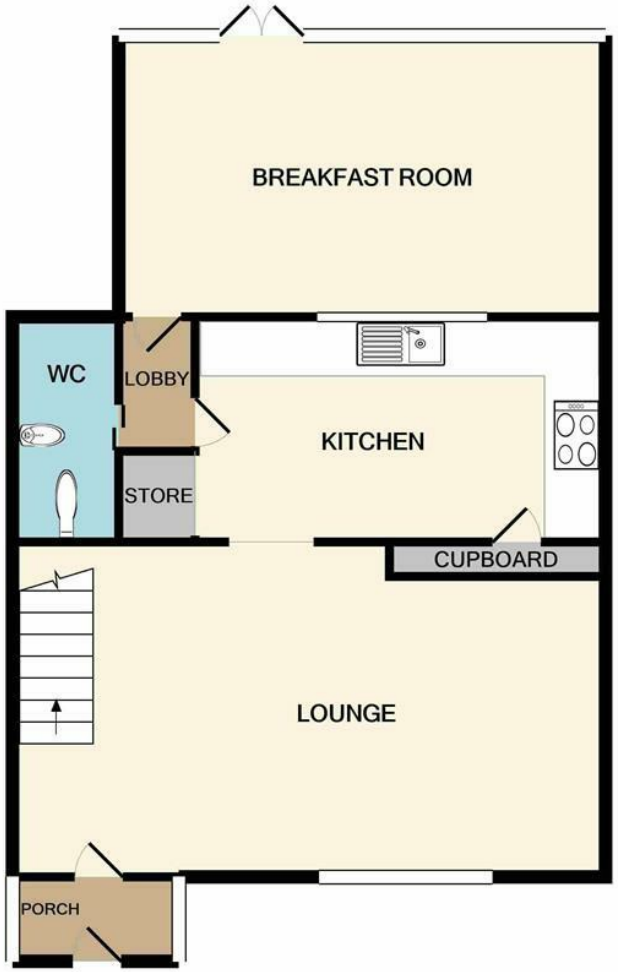
BATHROOM 5'1" x 4'7" (1.55m x 1.40m)
Panel enclosed bath with mixer tap, shower attachment and glazed side screen, vanity unit with wash hand basin and mixer tap, heated towel rail, tiled walls, wood strip flooring, obscure double glazed window with fanlight over.

SEPARATE WC 5' x 2'2 (1.52m x 0.66m)
Low level wc, obscure double glazed window.

REAR GARDEN
Approx 55' rear garden mainly laid to lawn, pedestrian side access, timber shed.

FRONT GARDEN
Providing OFF STREET PARKING for two cars.

COUNCIL TAX
Epping Forest Council - Band D

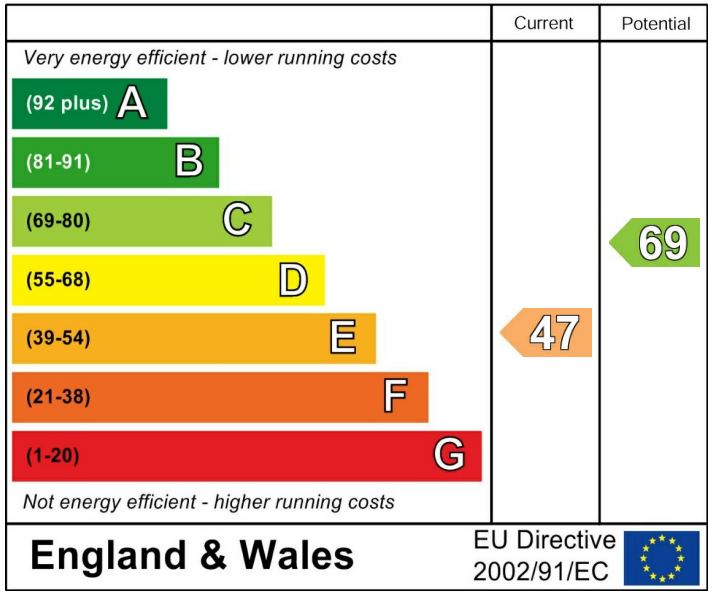


GROUND FLOOR
APPROX. FLOOR
AREA 631 SQ.FT.
(58.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 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

Made with Metropix ©2020

Energy Efficiency Rating