



### Lambourne Road, Chigwell, IG7

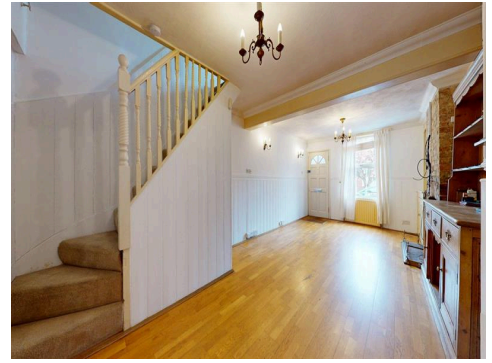
Spencer Munson are delighted to offer for sale this charming two-bedroom weatherboard cottage, situated is within close proximity to local shops, excellent schools, amenities and Hainault Forest with its beautiful walking trails. The property features a spacious lounge/dining area which leads through to a fitted kitchen, the bathroom located on the ground floor with access to the rear garden and on the first floor are two generous sized double bedrooms. The property is freehold and also benefits from having gas central heating and double glazing throughout. EPC Rating: C Council Tax Band: D

**Asking Price £390,000.00 (Freehold)**



# Lambourne Road, Chigwell Row, IG7

**Lounge**



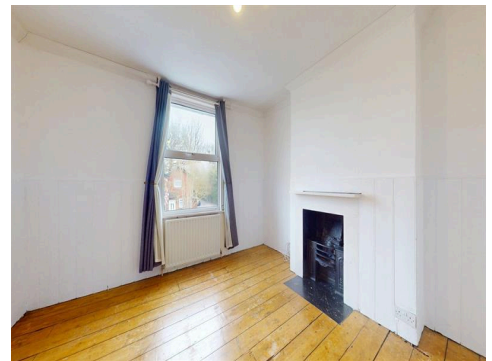
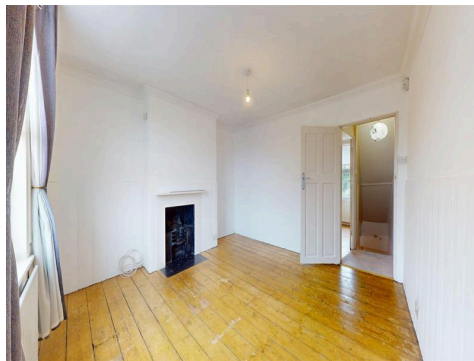
**Dining Area**



**Kitchen**



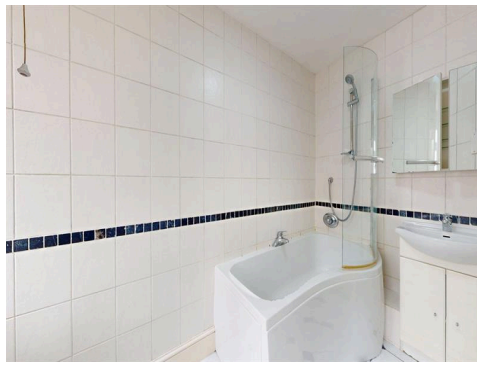
**Bedroom One**



**Bedroom Two**



**Bathroom**



**Garden**



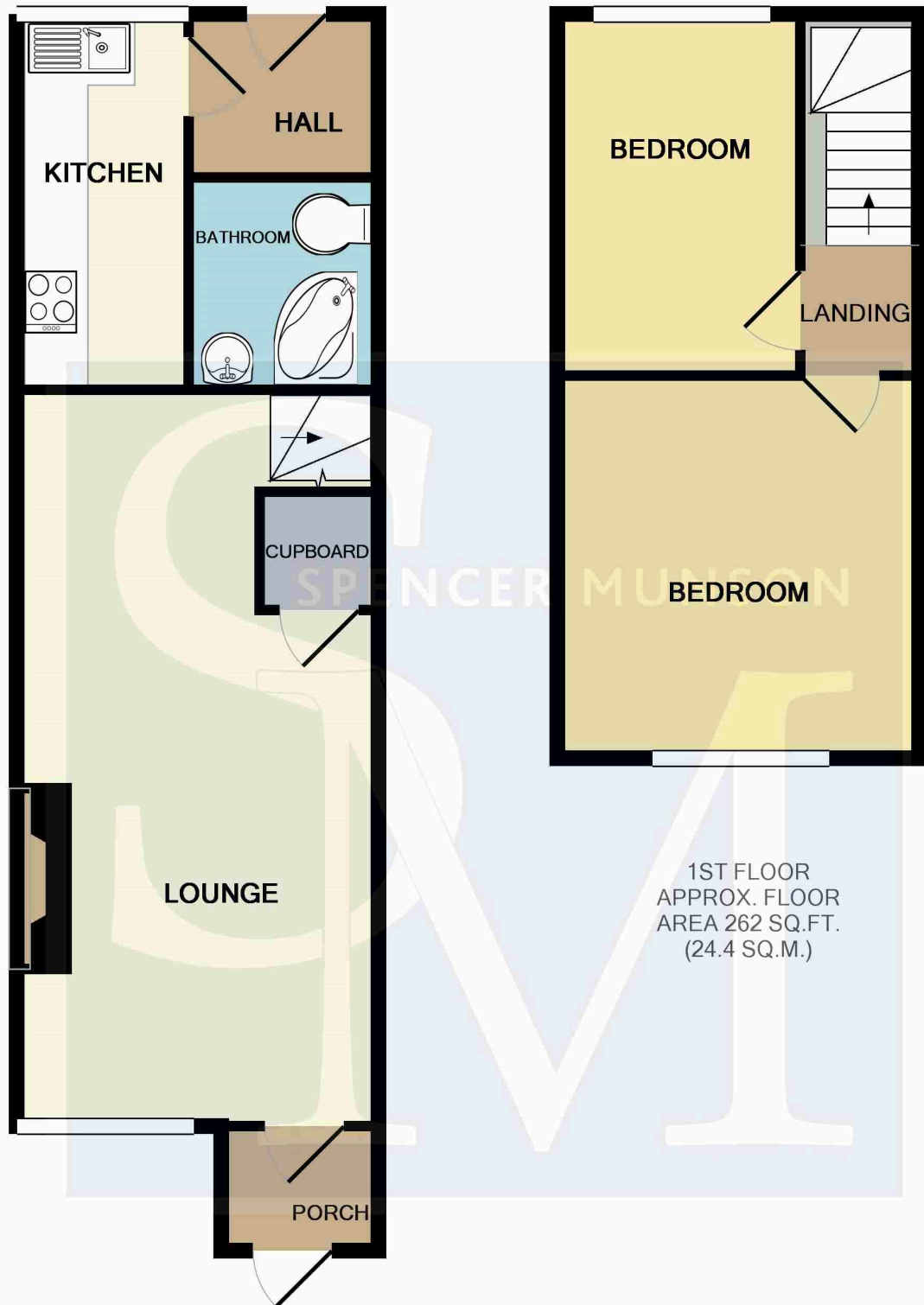
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>		
55-68 <b>D</b>	66	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-10 <b>G</b>		

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England & Wales 2002/91/EC

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GROUND FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 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

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## **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be

included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.