



BB

59 Arrowsmith Road, Chigwell

Chigwell

Guide Price £450,000



## 59 Arrowsmith Road

Chigwell

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Guide Price £450,000 - £500,000
- Chain Free
- Extended 3 Bed House
- Stunning Bathroom With Separate Walk In Shower
- Large Outbuilding With Additional Storage Unit
- Off Road Parking
- Low Maintenance Rear Garden
- Useable Loft Area
- Close To Hainault and Grange Hill Station
- Sought After Schools and Amenities Nearby





**Porch**

**Living Room**

12' 8" x 18' 8" (3.86m x 5.69m)

**Kitchen**

10' 1" x 18' 8" (3.07m x 5.69m)

**Conservatory**

10' 2" x 11' 4" (3.10m x 3.45m)

**Storage**

11' 5" x 5' 6" (3.48m x 1.68m)

**Outbuilding**

11' 7" x 6' 7" (3.53m x 2.00m)

**Landing**

**Bedroom**

12' 6" x 11' 2" (3.81m x 3.40m)

**Bedroom**

12' 8" x 9' 3" (3.86m x 2.82m)

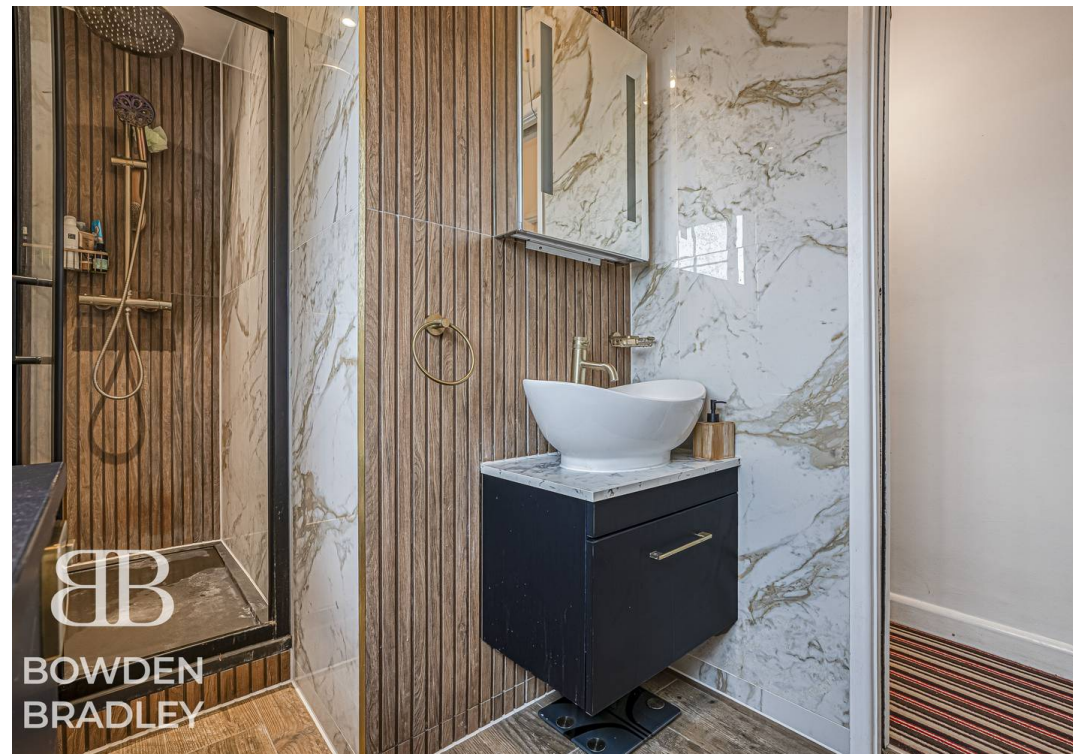
**Bedroom**

8' 9" x 8' 0" (2.67m x 2.44m)

**Bathroom**

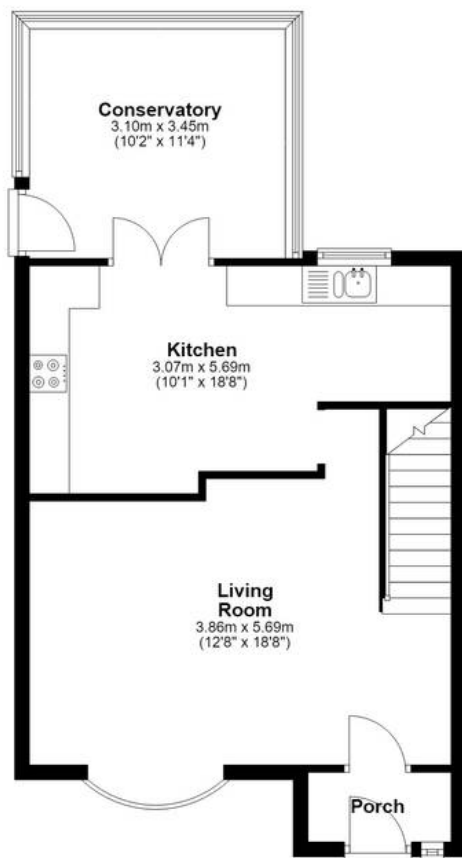
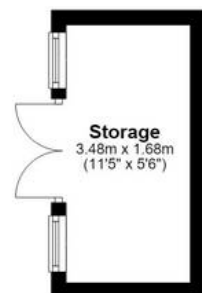
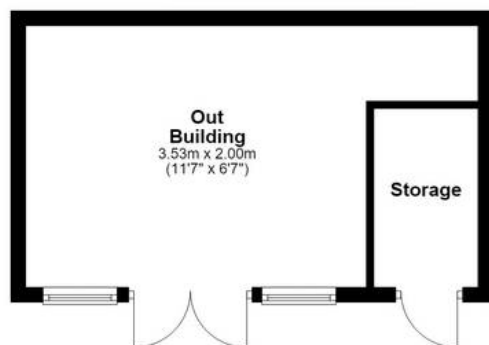
**Loft Area**





## Ground Floor

Approx. 79.0 sq. metres (850.0 sq. feet)



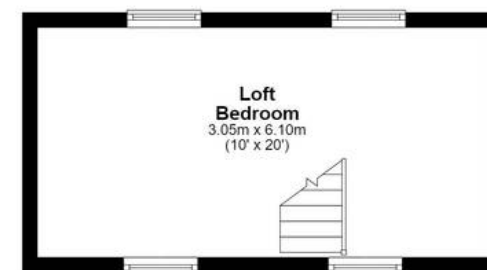
## First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



## Second Floor

Approx. 18.6 sq. metres (200.0 sq. feet)



Total area: approx. 139.4 sq. metres (1500.8 sq. feet)



## Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

02080593593 • [info@bowdenbradley.co.uk](mailto:info@bowdenbradley.co.uk) • [bowdenbradley.co.uk/](http://bowdenbradley.co.uk/)