

**A&M**  
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170 Burrow Road  
Chigwell, Essex IG7 4NH  
Price guide £450,000

## 170 Burrow Road, Chigwell, Essex IG7 4NH

CHAIN FREE \*\*\* GUIDE PRICE £450,000 - £475,000. A well-presented and deceptively spacious chain-free 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. An ideal purchase for first-time buyers, downsizers or investors seeking a well-connected location with strong lifestyle appeal.

### 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

### CONSTRUCTION

Originally built as an Airey type non-traditional construction, the property has since been fully repaired and reinstated under an approved local authority scheme. As part of these works, the external walls were rebuilt in conventional brick and block cavity construction. The works were inspected and certified by the local authority, and a structural report confirms the property to be in sound structural condition following the conversion. Documentation is available on request.

### 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  
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  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

