





## 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. Built from BISF construction. 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.

### Porch

Lounge 21'4" x 12'1" max (6.50m x 3.68m max)

Kitchen 14'10" x 8'1" (4.52m x 2.46m)

### Cloakroom

Conservatory 17'10" x 10'2" (5.44m x 3.10m)

### Landing

Bedroom 1 12' max x 11'11" into wardrobe (3.66m max x 3.63m into wardrobe)

Bedroom 2 12' x 9'2" max (3.66m x 2.79m max)

Bedroom 3 8'1" x 7'9" (2.46m x 2.36m)

Bathroom 5'1" x 4'7" (1.55m x 1.40m)

Separate WC 5' x 2'2" (1.52m x 0.66m)

Rear Garden 55' x 35' approx (16.76m x 10.67m approx)

### Front Garden

Providing OFF STREET PARKING for two cars.

### 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



