



28 Parkes Road
Chigwell, Essex IG7 4BN
Price £440,000

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***** CHAIN FREE ***** Arbon & Miller are delighted to offer this spacious three bedroom mid-terrace house positioned immediately off Manford Way & Arrowsmith Road. The property is located within a 1/4 of a mile of shopping facilities, bus services and other local amenities, as well as being positioned within 1/2 of a mile from Grange Hill Central Line Station, which in turn, offers direct access to Stratford within 25 minutes and Liverpool Street within 35 minutes. The property boasts spacious living accommodation throughout with the ground floor comprising of a 18ft8 open-plan Lounge & 12ft11 Kitchen. The first floor boasts three well-proportioned Bedrooms and 10ft7 Family Bathroom. Externally, there is a well-maintained 65ft Rear Garden and the front garden provides car parking spaces for two vehicles via private driveway. We highly recommend an internal inspection to appreciate the properties many key features. NB: This property is a non standard construction and is a NO FINES build.

ENTRANCE PORCH 6'7 x 2'7 (2.01m x 0.79m)

Double glazed entrance door with fixed sidelight and fanlights over, wall light point, door to:

OPEN PLAN RECEPTION ROOM 18'8 max x 15'9 max narrowing to 12'7 (5.69m max x 4.80m max narrowing to 3.84m)

Three light leaded light style double glazed window with fanlights over, radiator, 3 wall light points, stairs to first floor, wooden beams to walls and ceiling, door to:

KITCHEN 12'11 x 7'9 (3.94m x 2.36m)

Range of base and wall units with working surfaces, cupboards and drawers, one and half bowl stainless steel sink top with mixer tap, gas cooker point, extractor fan, part tiled walls, two light leaded light style double glazed window with fanlights over, further leaded light style double glazed window, open to:

INNER LOBBY

Large built-in cupboard housing plumbing for washing machine and boiler, double glazed door to rear garden.

LANDING

Access to loft, door to all rooms.

BEDROOM ONE '5 x 11'2 ('1.52m x 3.40m)

Three light leaded light style double glazed window with fanlights over, radiator.

BEDROOM TWO 12'5 max x 9'4 (3.78m max x 2.84m)

Leaded light style double glazed window, built-in wardrobe cupboards with overhead storage, radiator.

BEDROOM THREE 8'4 x 7'9 (2.54m x 2.36m)

Leaded light style double glazed window, radiator, built-in cupboard, picture rail.

FAMILY BATHROOM 10'7 x 5'6 (3.23m x 1.68m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, radiator, tiled floor, part tiled walls, coved cornice, two obscure leaded light style double glazed windows, airing cupboard housing hot water tank.

REAR GARDEN

Approx 65ft rear garden with paved patio area, established tree and shrub borders, pathway leading to timber shed, remainder laid to lawn, gated shared tunnel side access.

FRONT GARDEN

Providing OFF STREET PARKING for two cars.

COUNCIL TAX

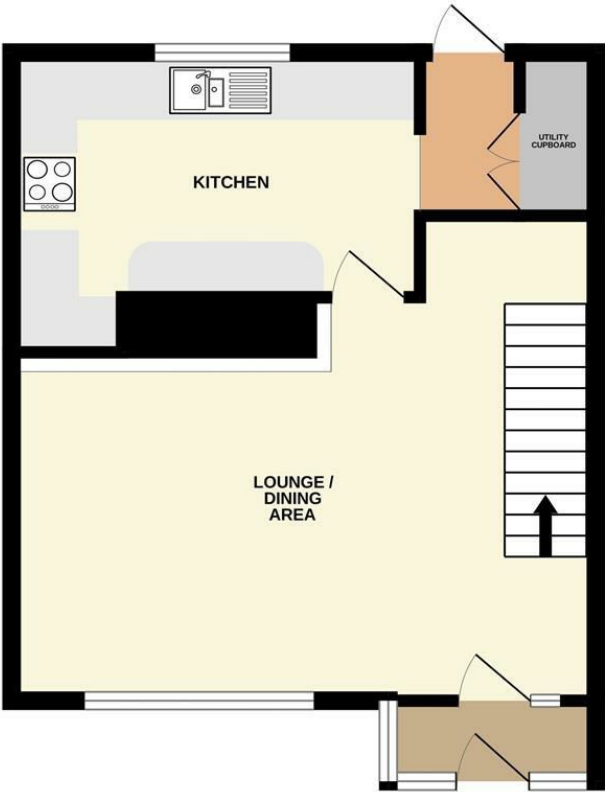
London Borough of Redbridge - Band C

AGENTS NOTE

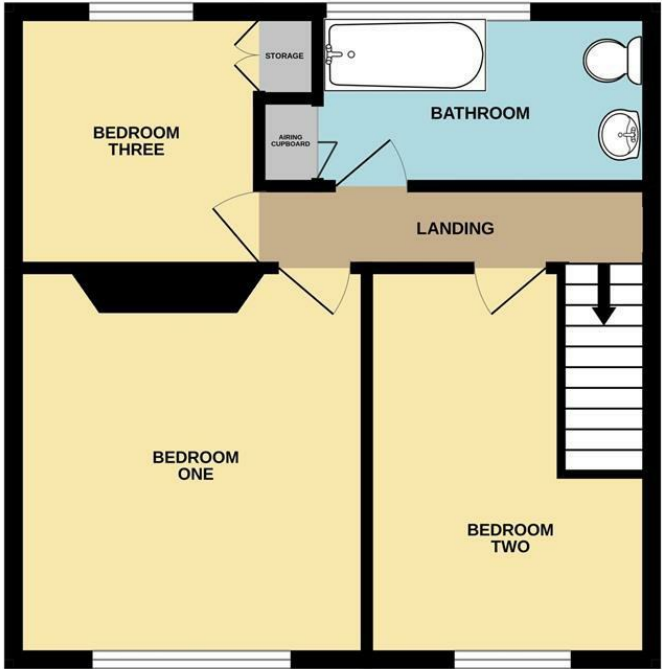
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

