



## Manor Road, Chigwell, IG7 4JY

\* TWO DOUBLE BEDROOMS \* END OF TERRACE HOME \* PRIME LOCATION \* WELL PRESENTED THROUGHOUT \* SPACIOUS FRONT & REAR GARDEN \* CLOSE TO STATION \*

Step inside this charming weather-boarded cottage and you are immediately welcomed by a cosy front lounge, flowing seamlessly into a spacious dining area — perfect for both everyday living and entertaining guests. The fitted kitchen is well-equipped and thoughtfully laid out, while the ground floor bathroom boasts a modern four-piece suite, offering both comfort and practicality.

Upstairs, the property offers two generously sized double bedrooms, one of which features a beautiful character fireplace, adding warmth and period charm to this inviting home.

Externally, the cottage is equally impressive. To the front, a substantial 90-foot garden laid mainly to lawn and bordered by mature hedging provides a peaceful retreat and excellent kerb appeal. The rear garden is paved with established bush borders, creating a low-maintenance outdoor space ideal for relaxing or entertaining.

Rarely available, this enchanting period cottage perfectly blends historic character with modern living and would make an ideal home for working professionals or a small family seeking charm, space, and convenience.

\* The property is AVAILABLE 28TH FEBRUARY 2026 on an UNFURNISHED BASIS \*

Despite its strong transport links, Chigwell retains a peaceful, village-like charm, surrounded by open green spaces and tree-lined streets. Hainault Forest Country Park and Epping Forest are both close by, offering beautiful walking trails, cycling routes, and a welcome escape from the city bustle.



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£2,500

- TWO DOUBLE BEDROOMS
- SPACIOUS GARDEN
- FAMILY BATHROOM

- END OF TERRACE COTTAGE
- CLOSE TO STATION
- UNFURNISHED BASIS

- PRIME LOCATION
- SHORT WALK TO SHOPS
- AVAILABLE 28TH FEBRUARY 2026



MILLERS  
LETTINGS



## Property Dimensions

### GROUND FLOOR

<b>Living Room</b>	12'0" x 12'0" (3.66m x 3.66m)
<b>Dining Room</b>	10'11" x 7'9" (3.35m x 2.38m)
<b>Kitchen</b>	9'4" x 5'11" (2.87m x 1.81m)
<b>Bathroom</b>	8'0" x 5'10" (2.44m x 1.80m)

### FIRST FLOOR

<b>Bedroom One</b>	11'10" x 12'0" (3.63m x 3.66m)
<b>Bedroom Two</b>	10'11" x 9'4" (3.35m x 2.86m)

### EXTERNAL AREA

**TERM:** An initial Twelve-month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

**DATE:** The earliest date that a successful client could move into the property will be the 28th February 2026 subject to terms conditions and references.

**HOLDING DEPOSIT:** The holding deposit is equal to 1 week's rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

**DEPOSIT:** The deposit will be equal to 5 weeks' worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

**FURNITURE:** The property is available on a UNFURNISHED basis, although there are white goods.


**UTILITY BILLS:** Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information

**COUNCIL TAX:** The council tax band is C



## Directions



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>			
(55-68) <b>D</b>			
(39-54) <b>E</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 	

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