Grange Crescent, Chigwell, IG7

BUTLER & STAG

Guide Price £1,150,000-£1,200,000.

A simply stunning, four bedroom semi-detached house located in a highly desirable cul-de-sac moments from Grange Hill Station (Central Line).

Freehold

- Four Bedroom Semi-Detached Family Home
- En-Suite & Walk In Dresing Room To Master Bedroom
- Study Room
- Circa 400 Sq Ft Outbuilding
- Stunning Open Plan Lounge/Kitchen/Diner
- Separate Reception Room
- South West Facing Rear Garden
- Off-Street Parking For Three Vehicles

A full refurbishment has undergone throughout the ground floor level by the current occupiers offering an inviting open-plan bespoke fitted Intervari kitchen with a range of Siemens & Smeg fittings / reception / dining room which is most certainly the very heart of this wonderful home with pleasant views out to the rear garden from the bi-folding doors. The remainder of the ground floor offers a separate snug reception to the front aspect of the house leading onto a study room alongside a W/C & utility room.

Upon the first floor there are four double bedrooms with particular note of the impressive massive master holding a his/hers walk in dressing area with en-suite shower room. Bedrooms two/three also offer stylish bespoke fitted wardrobes. A family bathroom completes this level with air conditioning also running throughout the floor.

Externally, the property features off-street parking for three vehicles plus a low maintenance south facing rear garden with an artificial lawn extending to 75ft in length. To the bottom of the garden lies a magnificent outbuilding expanding close to 400 sq ft currently occupied as a bar/games room.

Grange Crescent is located within easy reach of Chigwell and Grange Hill Central Line Stations which offer easy access into London. Also within close proximity is the ever popular parade of shops on Brook Parade (Chigwell) with their comprehensive range of shops, boutiques, eateries and restaurants. Further local amenities include, Virgin Active Premier Club Repton Park and Tescos Superstore. The area offers a range of access to primary and secondary schools, both private and state. By car M25 (junction 26) and M11 (Junction 5 - Southbound) are within easy reach.

Council-Epping Forest
Tax Band- F

Grange Crescent, IG7

Approx. Gross Internal Area(Including Out Building) 2389 Sq Ft - 221.94 Sq M
Approx. Gross Internal Area(Excluding Out Building) 2003 Sq Ft - 186.08 Sq M

Ground Floor
Floor Area 1175 Sq Ft - 109.16 Sq M

First Floor
Floor Area 828 Sq Ft - 76.92 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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