



Staggart Green, Chigwell, IG7

BUTLER & STAG



**A fantastic opportunity to apply your own stamp on this three bedroom mid terraced house situated just off New North Road.**



## Freehold

- Mid Terraced Three Bedroom Family Home
- Newly Fitted Kitchen
- Off-Street Parking For Two Cars
- Separate Reception Room
- Newly Fitted Conservatory
- Detached Garage

Spanning just over 1100 sq ft the property offers an ample amount of living space throughout with the ground floor comprising of a spacious lounge with sliding doors leading through to a bright and airy conservatory, separate kitchen/breakfast room and a study/utility room. To the first floor there's three good sized bedrooms all offering fitted wardrobes alongside a family bathroom and a separate w/c.

Externally, to the rear is a charming and well presented east facing garden expanding over 45 ft. To the front there's a fully block paved driveway which offers off-street parking for two vehicles and a detached garage to the rear of the property.

Staggart Green is located within easy access to Hainault central line Station which offers a direct route into Liverpool Street within 31 minutes and only 41 minutes into Oxford Circus, as well as being situated just seconds walk from several bus routes to Barkingside, Ilford and Romford. There are also convenience stores a plenty within reach of a two minutes positioned on Manford Way, the property is also well located for access to Hainault forest country park which offers picturesque scenery across into London alongside the catchment area for local schools too such as Manford Primary and The Forest Academy.

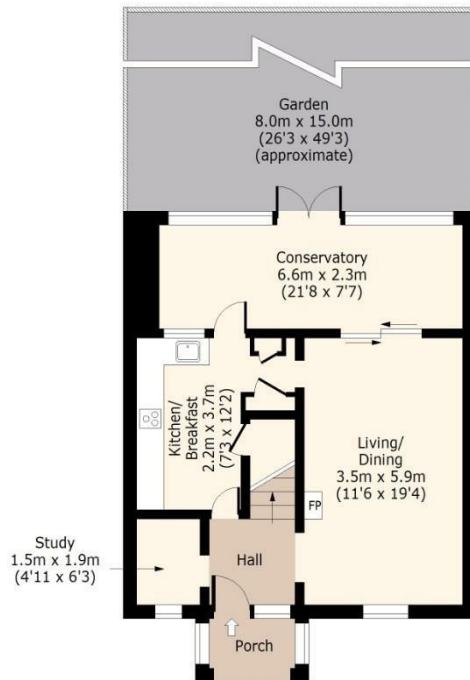




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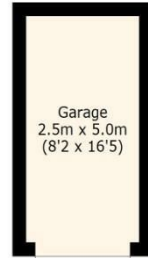
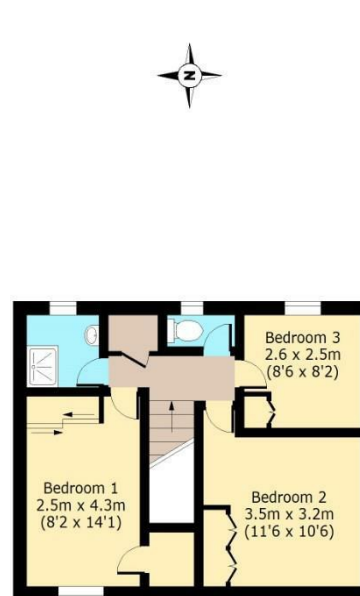
### Ground Floor

Approx. 59 Sq. meters (635 Sq. feet)



### First Floor

Approx. 44 Sq. meters (474 Sq. feet)



Total area (Excluding Garage/Porch): approx. 103 Sq. meters (1109 Sq. feet)  
Total area (Including Garage/Porch): approx. 118 Sq. meters (1270 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpa.plus.com](http://www.lpa.plus.com)

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.

# BUTLER & STAG

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