



Lambourne Road, Chigwell, IG7

BUTLER & STAG



**Guide Price £350,000 -
£375,000**

This charming two-bedroom mid-terraced cottage, offered chain free, is nestled in the desirable village of Chigwell Row.



Freehold

- Mid Terraced Cottage
- Two Bedrooms
- Two Receptions
- Downstairs Family Bathroom
- CHAIN FREE
- North Facing Garden

The property enjoys close proximity to local shops, excellent schools, and amenities, while Hainault Forest, with its beautiful walking trails, is just a short walk away.

Upon entry, the welcoming lounge features an attractive fireplace and offers a spacious and inviting atmosphere. Moving through the inner hallway, you are led to the open plan kitchen/dining room, which is fitted with a range of base and wall-mounted units and complemented by generous work surfaces. The addition of a large understairs storage cupboard provides practical storage solutions.

The rear porch allows direct access to the well-sized garden and connects to the family bathroom, which is fitted with a three-piece suite and is partially tiled.

On the first floor, there are two generously sized double bedrooms. The primary bedroom, facing the front of the house, includes fitted wardrobes and a built-in storage cupboard. The second bedroom overlooks the rear garden and also benefits from fitted wardrobes and storage.

The rear garden features a large lawn bordered by shrubs and bushes, along with a paved patio area, ideal for outdoor relaxation or entertaining.

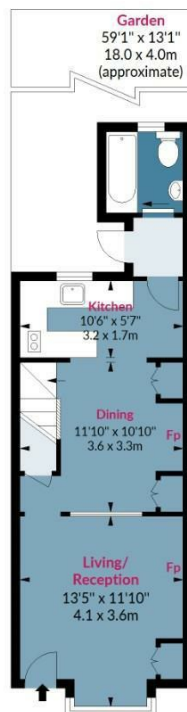




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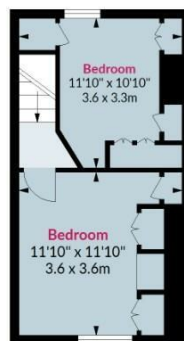
Approx. Gross Internal Area 661 Sq Ft - 61.41 Sq M

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Ground Floor

Floor Area 402 Sq Ft - 37.35 Sq M



First Floor

Floor Area 259 Sq Ft - 24.06 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 9/6/2024

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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