



Burrow Green, Chigwell, IG7

BUTLER & STAG



**Guide Price £400,000-
£425,000. Open House
Saturday 4th November
10am-12pm.
Positioned in this cul-de-sac
turning, is this spacious
family home within walking
distance of both Grange Hill &
Hainault Central Line Station.**



Freehold

- End Of Terraced Family Home
- First Floor Family Bathroom
- Private Rear Garden
- 0.9 Miles To Grange Hill Central Line Station
- Three Double Bedrooms
- Spacious Kitchen/Diner
- Off-Street Parking For Two Vehicles
- Chain Free

Spanning in excess of 1000 Sq. ft, the internal accommodation comprises a spacious formal reception leading through into a welcoming kitchen/diner with access via the French doors into the garden. A guest cloakroom then completes the ground floor. Upon the first floor are three generous bedrooms accompanied by a family bathroom.

Externally, due to the generous plot size, the Easterly facing rear garden is broken into two parts with the first accessible from the French kitchen doors leading onto a block paved patio with the remainder laid to lawn. The garden flows round to the side of the property expanding to the bigger sector of outside space, again a mixture of block paving and lawn. The frontage holds off-street parking for two vehicles.

Burrow Green is peacefully situated yet in close proximity to an abundance of shops/restaurants with Manford Way only a five-minute walk, whilst local villages including Chigwell and Abridge also reside close by. The Central Line Underground station at Grange Hill and Hainault is also close, offering swift access to the City, Canary Wharf, West End and beyond.

Chain Free.

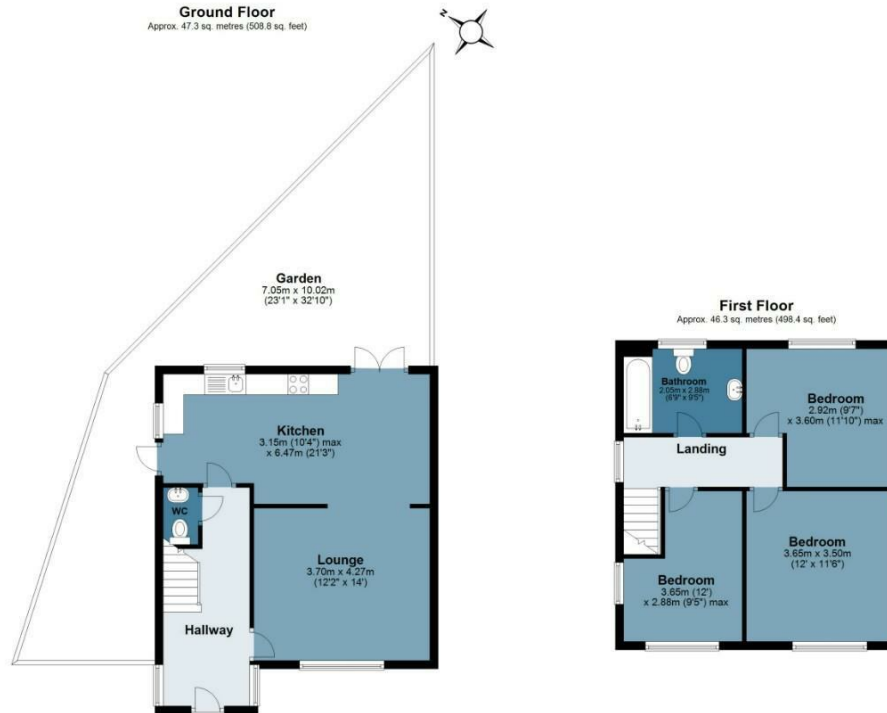




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Approx. Gross Internal Area 93.6 Sq M (1007.2 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.