



Lambourne Close, Chigwell, IG7

BUTLER & STAG



**Guide Price £875,000 - £900,000**

**This substantial detached, spacious family home occupies a pleasant cul-de-sac location and a wide plot with generous frontage.**

## Freehold



- Detached Family Home
- Spacious Kitchen/Dining Area
- Minutes From Hainault Forest Country Park
- Four Bedrooms/Two Bathrooms
- Separate Lounge/Utility Room
- Off Street Parking For Several Vehicles

The ground floor provides a welcoming entrance hall, a large attractive living/dining room, a stunning kitchen/breakfast room. Of particular note is the superb kitchen and utility room which perfectly reflects modern living requirements.

On the first floor the master bedroom has the luxury of an ensuite with three further bedrooms and a family bathroom.

The house is approached via a driveway, there is side access to the rear garden which is regular shaped. There is a patio area, the remainder being laid to lawn with mature flowering borders providing good screening and privacy.

Lambourne Close is situated on the outskirts of Chigwell town centre and is well positioned for local amenities and Grange Hill Station (Central Line). The area is well served with transport links into London, a selection of schools with high reputations for their standards in education and a variety of sporting activities, from the David Lloyd and Nuffield sports clubs to Woolston manor golf club and two golf courses at Hainault. Alternatively one can simply enjoy walks through acres of nearby forestland.

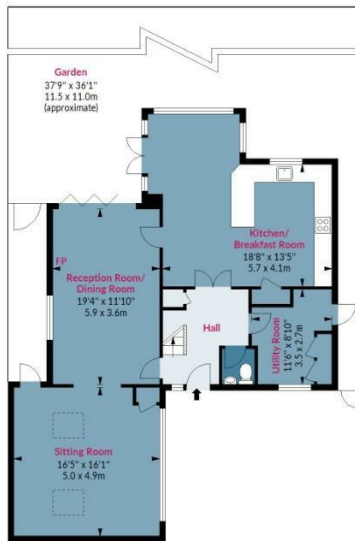




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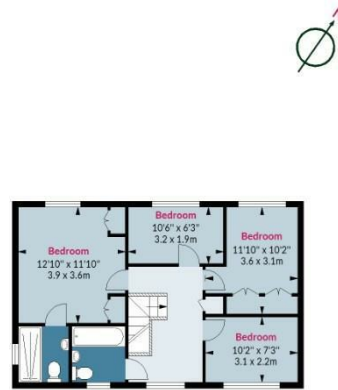
Approx. Gross Internal Area 1618 Sq Ft - 150.31 Sq M

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### Ground Floor

Floor Area 1021 Sq Ft - 94.85 Sq M



### First Floor

Floor Area 597 Sq Ft - 55.46 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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