



BROCKET WAY, CHIGWELL, IG7

GUIDE PRICE £599,950 Freehold

Three Bedroom Semi-Detached House | No Onward Chain | Large Lounge With Two Additional Receptions | Conservatory | Private Rear Garden | Ground Floor WC | Two Bathrooms | Off Street Parking For Multiple Cars | Requires Redecoration

- Conservatory
- Ground floor WC
- No Onward Chain
- Off-street parking
- Private rear garden
- Three reception rooms
- Two bathrooms
- Three bedroom semi-detached house

GUIDE PRICE: £599,950 - £625,000.

Offered to the market with no onward chain, this generous three-bedroom semi-detached property presents a fantastic opportunity for buyers looking to create their ideal home.

Requiring some redecoration, the property offers a wealth of living space and excellent potential throughout.

The ground floor features a large lounge, two additional reception rooms, a bright conservatory, and a well-appointed fitted kitchen and a ground floor WC.

Upstairs, you'll find three good-sized bedrooms served by two bathrooms, offering practicality and comfort for growing families or guests.

Outside, the property benefits from a private rear garden, ideal for relaxing or outdoor entertaining, as well as off-street parking for multiple vehicles.

Council Tax Band: D

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



BROCKET WAY, CHIGWELL, IG7
GUIDE PRICE £599,950 Freehold



Brocket Way

Approximate Gross Internal Area
 Ground Floor = 86.1 sq m / 928 sq ft
 First Floor = 55.7 sq m / 600 sq ft
 Shed = 10.7 sq m / 106 sq ft
 Total = 152.6 sq m / 1643 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

provided by
THE360IMAGE
www.the360image.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.