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# Warren Court, Chigwell, IG7 5EW, Essex, IG7 5EW

Asking Price: £375,000



## FANTASTIC TWO BEDROOM GROUND FLOOR MAISONETTE SET IN THE HEART OF CHIGWELL

This well presented two bedroom ground floor maisonette is ideally located directly opposite Grange Hill station providing easy access to the City and West End. The brick front exterior is bursting with character, upon entrance through a handsome solid wood front door you are welcomed by the properties warm and calming nature.

Original parquet flooring runs underfoot in the entrance hall and tasteful sage coloured doors lead to each room. Set across one floor, the property boasts a cosy reception room with a decorative wooden fireplace surround and marble effect inlay, a spacious master bedroom with stunning views over the private rear garden, fitted kitchen with a range of matching wall and base units, tiled bath room with stylish grey panel bath and power shower. The second bedroom, despite being small has great potential for either a home office, an extra storage room or even a nursery!

Shrubs and plants burst from the herbaceous borders in the private rear garden, a winding paved path way leads you through this tranquil oasis of nature. This garden truly is the perfect space to unwind on a warm summers evening.

Location Location Location. A bank of mature trees an attractive bed of green space shields this home from hustle and bustle of Manor Road Chigwell, allowing you to benefit from having local shops and amenities on your door step without having to compromise on privacy.

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#### HALLWAY

Radiator, multiple storage cupboards, Parquet flooring, window to front aspect.

#### LOUNGE

14'6" x 11'10"

Single glazed Bay window to front aspect with secondary glazing, Radiator, wooden fireplace surround, Original Parquet flooring, Wall lights, Coving to ceiling.

#### KITCHEN

11'6" x 7'10"

Double glazed window to rear aspect, UPVC door to leading to garden, a range of matching Wall and base units, Integrated dishwasher, washing machine and fridge, Electric hob and oven with stainless steel hood, single bowl sink with side drainer, Radiator, Tiled flooring .

#### BATHROOM

Double glazed obscure window to rear aspect, Panel enclosed bath with wall mounted electric power shower, Wash hand basin, low flush W/C, Chrome heated towel rail, Extractor fan.

#### BEDROOM ONE

15'1" x 11'10"

Double glazed patio doors with beautiful views over tranquil rear garden, Wood laminated flooring, Coving to ceiling, Radiator.

#### BEDROOM TWO

7'10" x 7'3"

Single glazed window to front aspect with additional secondary glazing, Wood laminated flooring, Boiler, Coving to ceiling.

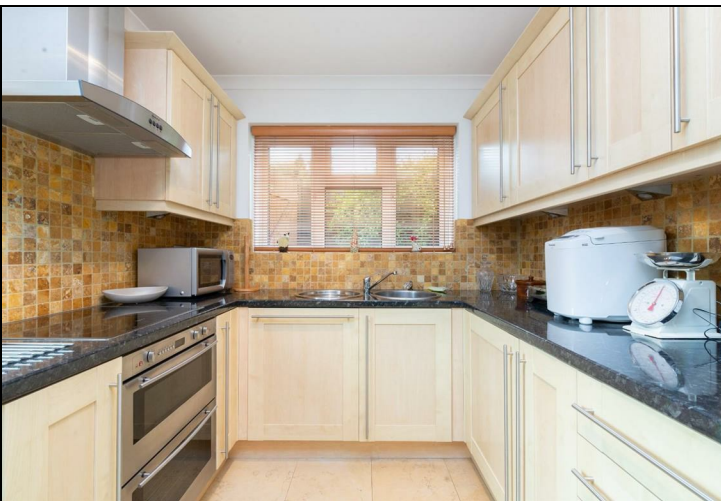
#### OWN REAR GARDEN

Paved with shrub evergreen borders

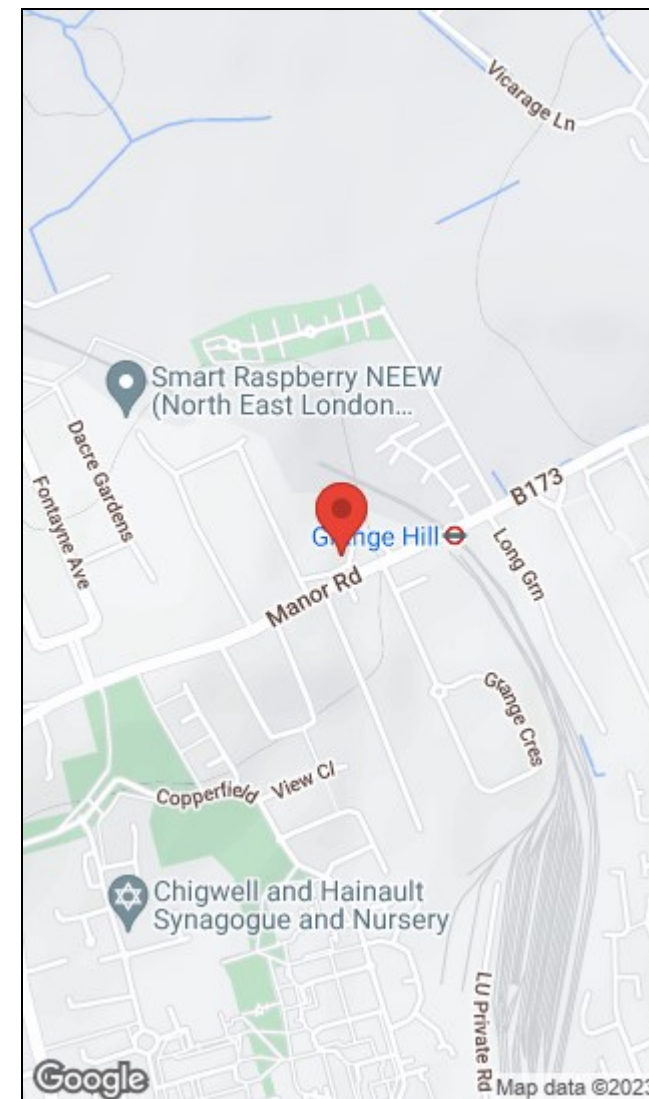


## KEY FEATURES

- GROUND FLOOR MAISONETTE
  - TWO BEDROOMS
  - COSY RECEPTION ROOM
  - FITTED KITCHEN
  - BATHROOM
  - PRIVATE REAR GARDEN
- CLOSE PROXIMITY TO GRANGE HILL STATION
- EASY REACH OF LOCAL AMENITIES
- VIEWING ADVISED







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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