



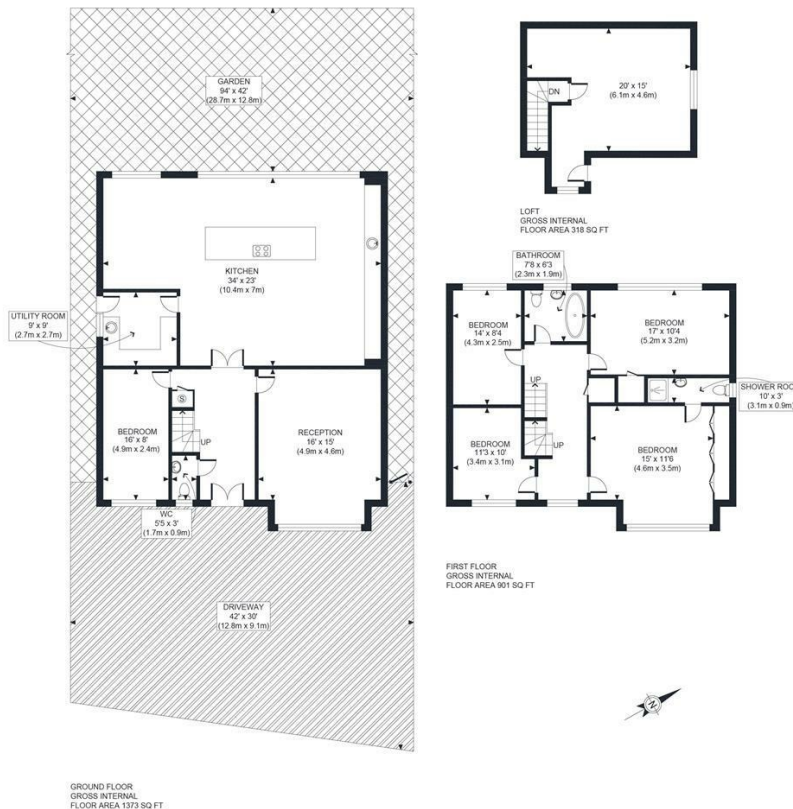
## 108 LUXBOROUGH LANE CHIGWELL, IG7 5AA

**£6,500 PCM**

This exceptional home, meticulously crafted and designed to the highest standards, features a breathtaking main lounge and living area. The true heart of this residence is its expansive open-plan kitchen, dining, and further living space. Showcasing bespoke finishes with a striking marble-effect design, this space exudes luxury and sophistication. The beautifully landscaped rear garden enhances the allure of the home, with elegant bi-fold doors that effortlessly open up, creating a seamless connection between the interior and the inviting rear patio.

The stunning master bedroom, complete with a luxurious en suite and custom-built wardrobes, is complemented by three additional double-sized bedrooms, each beautifully designed and bathed in natural light, enhancing the home's modern elegance and luxurious feel. A fifth double bedroom, thoughtfully converted from the loft, adds the perfect finishing touch to this remarkable property, accompanied by a beautifully designed family bathroom. There is also an

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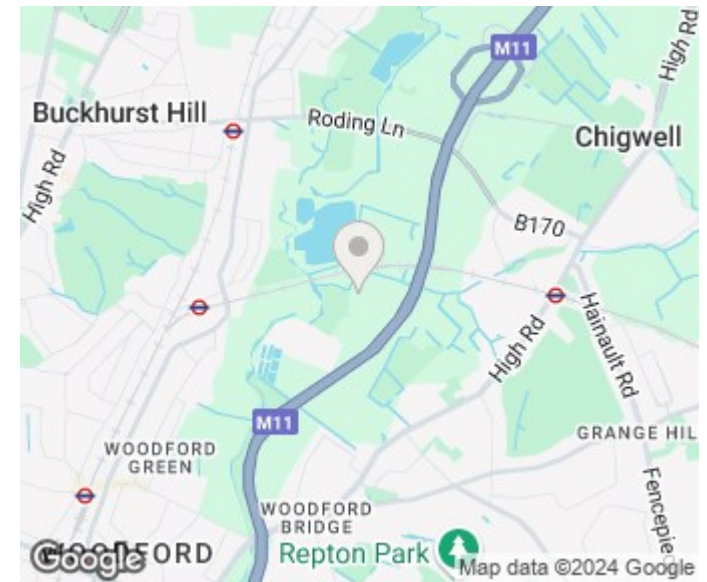


APPROX. GROSS INTERNAL FLOOR AREA: 2592 SQ FT / 241 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Luxborough Lane

photoplan



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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