

***22 Crossbow Road,
Chigwell, Essex, IG7 4EZ***



***Offers In Excess Of
£350,000***





KEY FEATURES

- CHAIN FREE
- THREE-BEDROOM SEMI DETACHED FAMILY HOME
- POTENTIAL TO EXTEND (STPP)
- GOOD SIZE GARDEN
- SIDE ACCESS
- IN CLOSE PROXIMITY TO LOCAL SHOPS & AMENITIES
- CLOSE TO LOCAL SCHOOLS
- WITHIN WALKING DISTANCE OF GRANGE HILL STATION



This 3 bedroom SEMI DETACHED property in need of some modernisation is being offered to the market with benefit of having NO ONWARD CHAIN.

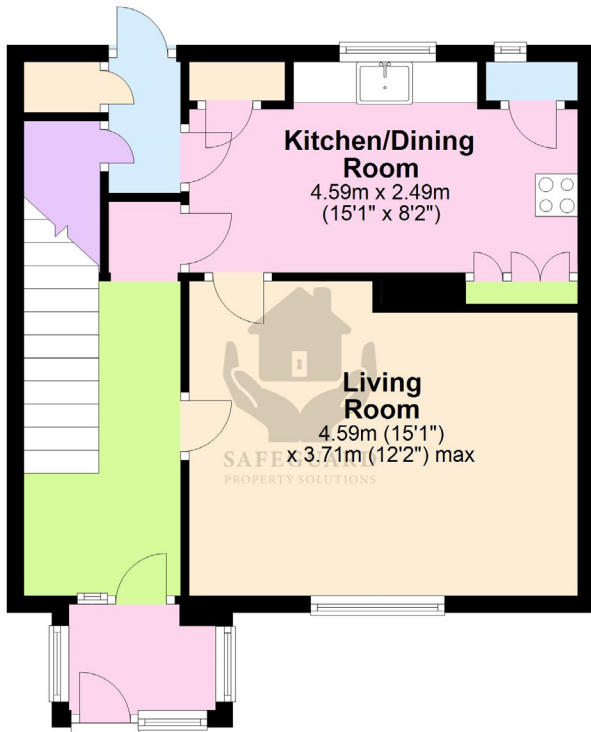
Externally the property offers a front garden and a good sized rear garden of approximately 14.5m in length which is mainly laid to lawn with some bushes, trees and shrubs. There is also a generous side access.

The property is situated in a central location being close to shops, amenities and is a short walk to Grange Hill underground station.

For more information on this property or to arrange viewing (subject to Government Guidelines) please contact Safeguard Property Solutions.

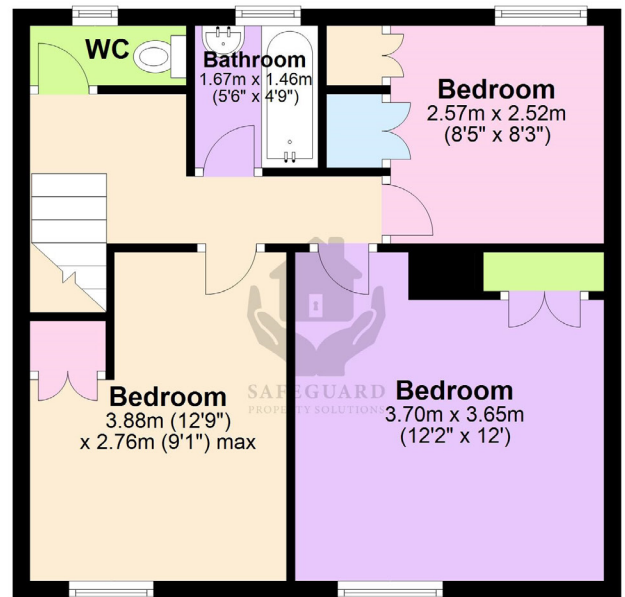
Ground Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



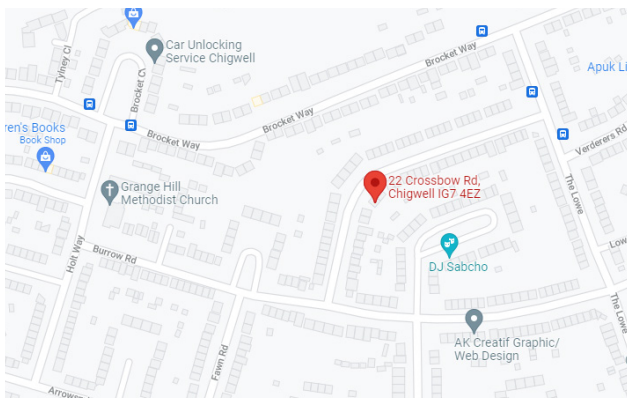
First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 87.9 sq. metres (946.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



The information provided in these particulars is for guidance only and should not be relied upon. These particulars do not form part of the contract. Any services, appliances and heating systems have not been checked or tested and no planning permissions or building regulations have been verified.



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