

***Fairview Road,
Chigwell, IG7***



***Offers In Excess Of
£700,000***



KEY FEATURES

- CHAIN FREE
- SEMI- DETACHED HOUSE
- DEVELOPMENT POTENTIAL (STPP)
- 3 BEDROOM FAMILY HOUSE
- DRIVEWAY/ OFF-STREET PARKING
- GARAGE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- SHORT WALK TO GRANGE HILL
- UNDERGROUND STATION



Safeguard Property Solutions are delighted to offer to the market this 3-bedroom semi-detached property which sits on a deceptively large plot in a prime part of Chigwell. With the benefit of having NO ONWARD CHAIN and with great potential to extend and modernise (STPP) this property is a blank canvass for new owners to put their own stamp on it.

The property currently comprises 3 good sized bedrooms; a family bathroom and downstairs cloakroom; a generous kitchen/ diner and separate living room. Externally the property offers off-street parking to the front and a well-tended garden to the rear with further undeveloped land to the side.

The property is just a short distance from Grange Hill Underground giving access to Liverpool Street in 30 minutes and Stratford in 20 minutes and is in close proximity of all local amenities such as supermarkets, takeaways and restaurants.

This property has to be viewed to truly appreciate both its location and potential.

Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft
Garage = 11.6 sq m / 125 sq ft
Total = 108.0 sq m / 1163 sq ft
(Including Eaves Storage)

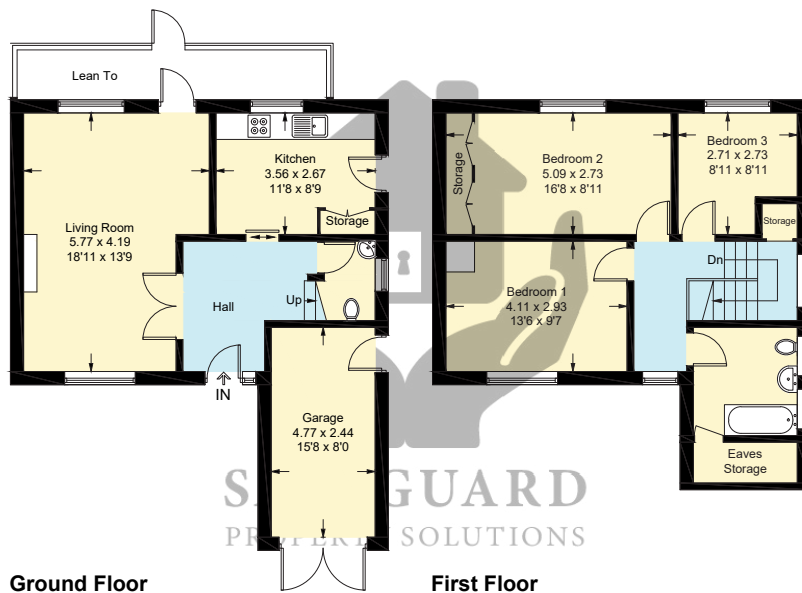


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1050326)

External

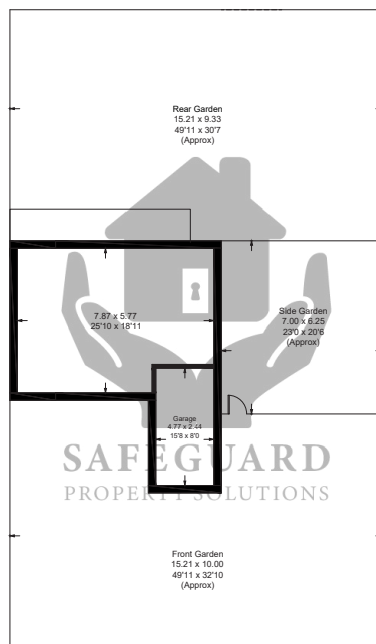
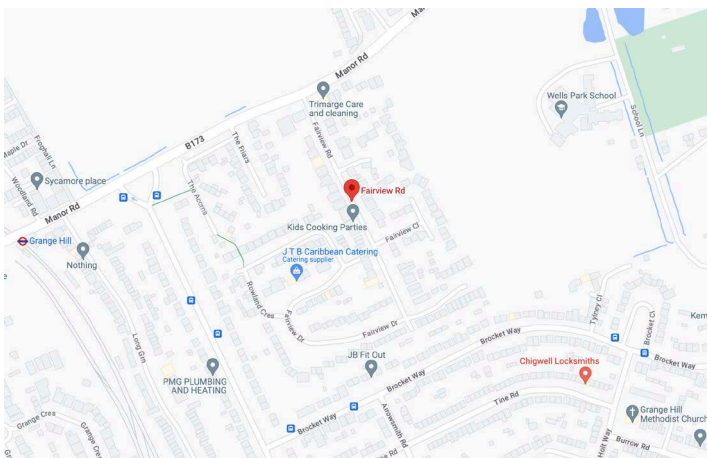


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Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	41 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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