



Lingmere Close
Chigwell | Essex | IG7 6LH

SELLER INSIGHT

“ I feel this house emphasises an uplifting atmosphere, provided by its bright and modern design.

I have owned it since March 2014, I initially agreed to buy the house from the plans as the builder (Higgins) had just started rebuilding what was the remains of a Victorian coach house.

My wife and I already lived in Chigwell in a spacious apartment and we were both excited about moving into this house, we were very impressed with the finish and the build quality.

So if you are looking for an unusual home in good condition, with garden areas that need minimal up keep then this house will impress you as much as it did us.*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Lingmere Close

This house is a unique and modern residence of individual design, created from a former Victorian coach house standing on the edge of Lingmere Close.

This is largely single storey, apart from the second bedroom, which occupies the entire first floor. On the ground floor there is an open plan living area, which combines a kitchen, which is spacious and provides enough space for friends and family to be together. There are bi-fold doors that open directly onto a raised timber patio area, ideal for letting the outside space in during those summer months.

If you only require two bedrooms the third bedroom could make an ideal study or television/snug room to escape to in order to watch that favourite programme away from distractions of the main living area. The other ground floor bedroom is again a spacious room and features a walk in wardrobe and en-suite shower room.

The house is approached via an electronically operated timber gate with an adjacent personal gate. The block paved approach provides parking for one car, once through the gate the block paved drive allows parking for several cars and is bordered by grassed areas.

Situated only 0.8 miles from Chigwell tube station, where there is also parade of shops. For eating out there is a selection of restaurants, including the popular Sheesh.





Travel Information

Chigwell Station	0.8 miles
Liverpool Street Station	13.0 miles
Stansted Airport	22.8 miles

Leisure Clubs & Facilities

Chigwell Golf Club	020 8500 2384
Abridge Golf and Country Club	01708 688396
Top Golf Playing Centre	020 8500 2644
Old Loughtonians Hockey Club	020 8504 4010
David Lloyd Leisure Centre	03451 296793
Chigwell Tennis Club	07779 625918

Healthcare

Chigwell Medical Centre	020 3376 6670
Willows Medical Practice	020 8501 5051
Hainault Health Centre	020 8924 6170

Education

Primary School	
Chigwell Primary Academy	020 8500 2666
Limes Farm Infant and Junior	020 8500 7566
Wells Park Primary	020 8502 6446
Secondary School	
West Hatch School	020 8504 8216
The Forest Academy	020 8500 4266
Chigwell School (independent)	020 8501 5700
Bancroft (independent 7-18)	020 8505 4821

Entertainment

Pubs and Restaurants	
Sheesh	020 8559 1155
King William IV	020 8500 4122
Two Brewers	020 8501 1313
Papillon	020 8500 6080
Casa Pipino	020 8505 6888
Indian Ocean	020 8500 0303
Theatres	
CROADS Community Theatre	
East London Cabaret	
Local Attractions / Landmarks	
Epping Forest	
Fairlop Waters Country Park	

Ground Floor

Approx. 92.5 sq. metres (996.1 sq. feet)



Ground Floor

Entrance Hall

Living Area

22'1 x 17'6

Bedroom 3

11'1 x 11'8

Bathroom

Bedroom 1

16'9 x 11'10

En-Suite Shower Room

En-Suite Dressing Room

5'11 x 5'8

First Floor

Bedroom 2

16'9 x 11'9

Outside

Off Street Parking

Rear Garden

First Floor

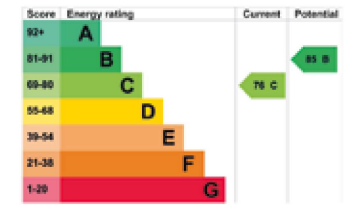
Approx. 24.6 sq. metres (265.0 sq. feet)



Guide price £950,000

Council Tax Band: F

Tenure: Freehold





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