



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
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Outside

Off Street Parking
Rear Garden

First Floor

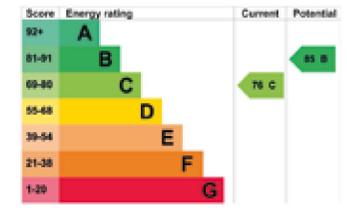
Approx. 24.6 sq. metres (265.0 sq. feet)



Guide price £950,000

Council Tax Band: F

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed





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