



**Lambourne Road  
Chigwell  
Essex  
IG7**

**Offers In Excess Of £855,000**

**bettermove** 

# Lambourne Road

## Chigwell

Bettermove are proud to present this 5 bedroom detached house in Chigwell.

The property benefits from full double glazing, gas central heating throughout, and a secure fingerprint entry system, with off street parking available via the driveway, complete with an EV Charger.

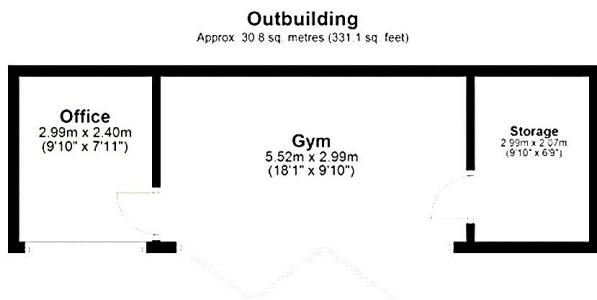
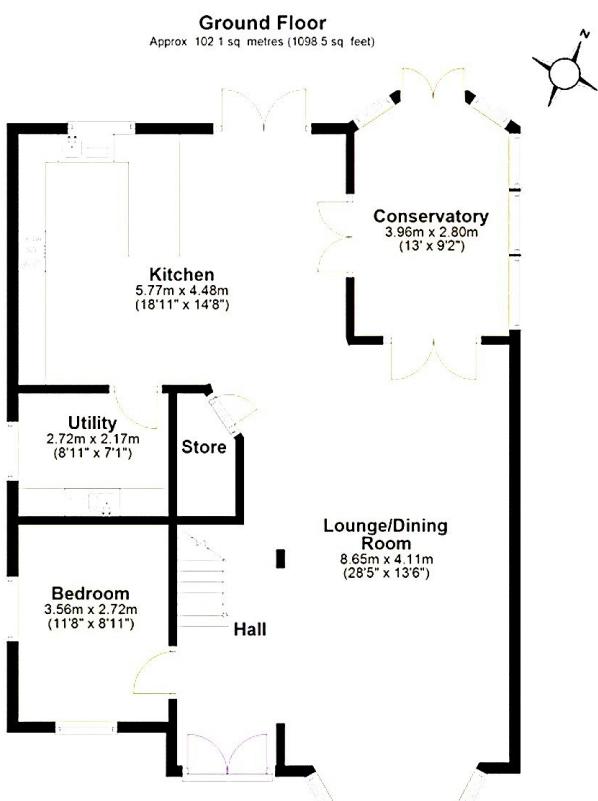
The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room with bay window and gas fire, open-plan kitchen and dining area, with a conservatory overlooking the rear garden, utility room with WC, and a versatile ground-floor bedroom. The first floor consists of four well-proportioned bedrooms, including an impressive principal suite with walk-in wardrobe and en-suite shower room, alongside the family bathroom, both featuring high-quality fittings and underfloor heating. Additional benefits include air conditioning to several rooms and a boarded, insulated loft offering useful storage. The exterior boasts a landscaped rear garden, with a gazebo and hot tub area and a substantial garden room, perfect for enjoying the summer months.

Located in the popular town of Chigwell, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Grange Hill Underground Station, a variety of local bus routes, and quick access to the M11, and M25.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





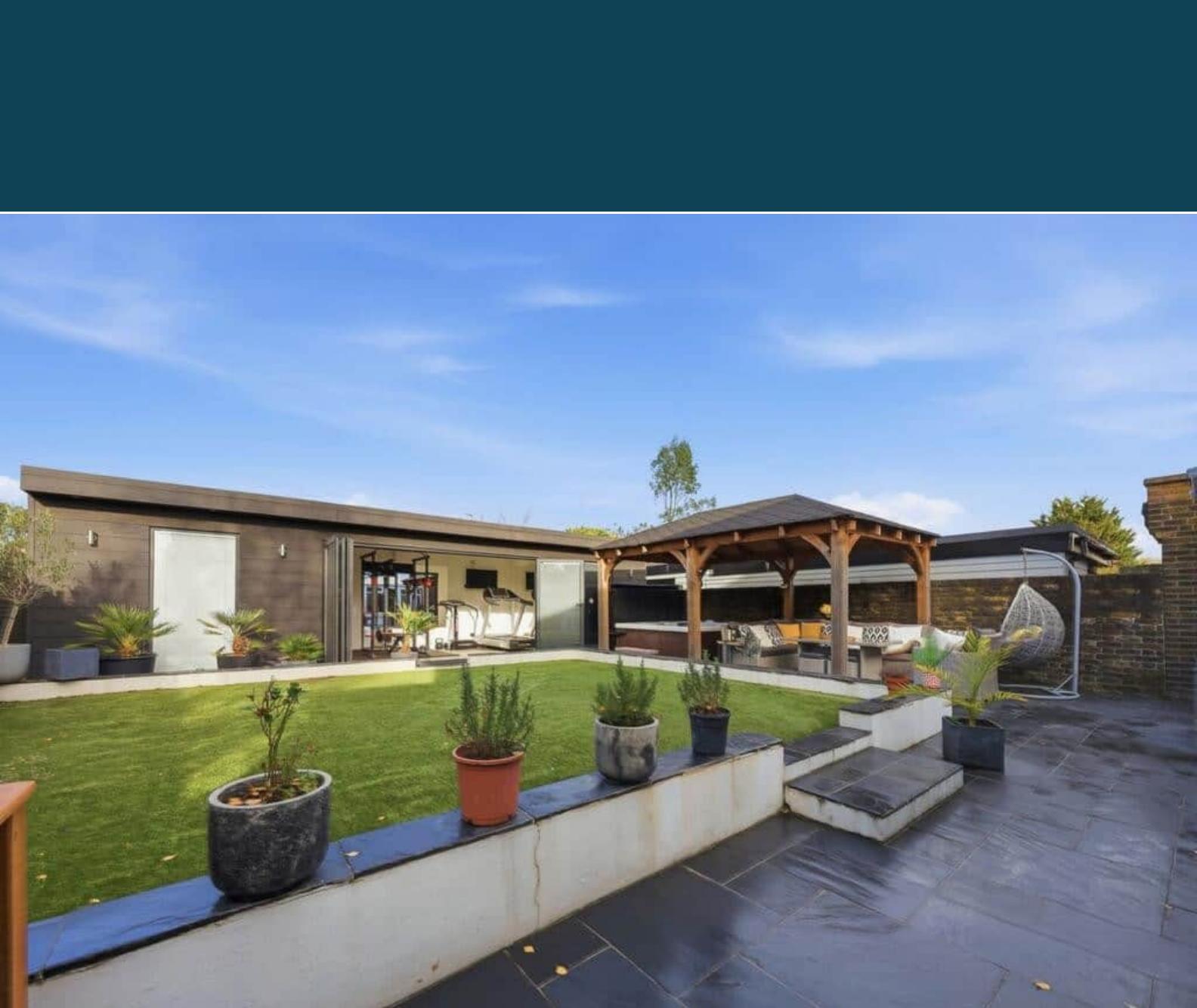
Total area: approx. 200.8 sq. metres (2161.1 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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