



BOWDEN
BRADLEY



13 Latchford Place

, Chigwell, IG7 4QZ

Guide price £375,000



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Welcome to the charming area of Latchford Place, Chigwell, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a home with potential. Boasting three well-proportioned bedrooms and a spacious bathroom, this property is designed for comfortable living.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The large rear garden is a standout feature, offering ample space for outdoor activities, gardening, or simply relaxing in the sun. This expansive garden provides a blank canvas for those wishing to leave their own mark and create a personal oasis.

Situated in a peaceful cul-de-sac, the property benefits from excellent transport links, making commuting a breeze. Additionally, the proximity to Hainault Forest offers a wonderful escape into nature, ideal for leisurely walks or family outings.

With no onward chain, this home is ready for you to move in and make it your own. The driveway provides convenient off-street parking, adding to the practicality of this lovely residence. This semi-detached house is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the chance to view this fantastic home in a sought-after location.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway





Living Room
12'7" x 13'8" (3.84 x 4.17)

Dining Area
8'5" x 10'2" (2.57 x 3.12)

Kitchen
8'11" x 10'2" (2.74 x 3.10)

Landing

Bedroom
15'5" x 11'6" (4.7 x 3.51)

Bedroom
9'3" x 9'8" (2.84 x 2.95)

Bedroom
8'11" x 13'5" (2.74 x 4.09)

Shower Room
5'8" x 7'1" (1.73 x 2.18)

Garage
14'2" x 7'8" (4.34 x 2.36)

Garden



Ground Floor
Approx. 58.1 sq. metres (624.9 sq. feet)

Out Building
Storage
Garage
Kitchen
Dining Room
Living Room
Hallway

First Floor
Approx. 48.6 sq. metres (522.9 sq. feet)

Bedroom
Bedroom
Bedroom
Landing
Bathroom
Shower Room
Closet

Total area: approx. 106.6 sq. metres (1147.8 sq. feet)

Please contact our Bowden Bradley Office on 0208 0593 593
if you wish to arrange a viewing appointment for this property or require further information.

Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	73 36	Potential	Very environmentally friendly - lower CO₂ emissions (92-plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	