



BOWDEN  
BRADLEY



250 Manford Way

, Chigwell, IG7 4AD

**Guide price £400,000**





## 250 Manford Way

, Chigwell, IG7 4AD

Located in Chigwell, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. With two inviting bedrooms, it is perfect for small families or couples looking for a peaceful retreat.

The heart of the home is a fully fitted modern kitchen, designed to meet all your culinary needs. Adjacent to the kitchen, a delightful conservatory offers a bright and airy space, ideal for enjoying morning coffee or unwinding after a long day. The low maintenance rear garden is a wonderful feature, allowing you to enjoy outdoor space without the burden of extensive upkeep.

For those with vehicles, off-road parking is a significant advantage, ensuring convenience and security. The property also includes a large outbuilding, which can serve various purposes, from a workshop to additional storage.

This home is ideally situated near Hainault Station, providing excellent transport links for commuters. Additionally, the nearby forest offers a lovely natural escape, perfect for leisurely walks. Families will appreciate the proximity to sought-after schools, making this an ideal choice for those with children.

Furthermore, the useable loft area, currently utilised as a third bedroom, adds versatility to the living space, catering to your evolving needs. This mid-terrace house is a delightful blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in this vibrant community.

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

#### Living Room

11'6" x 21'1" (3.51 x 6.43)

#### Kitchen

9'8" x 13'6" (2.95 x 4.14)

#### Conservatory

8'5" x 15'3" (2.59 x 4.67)

#### Landing

#### Bedroom

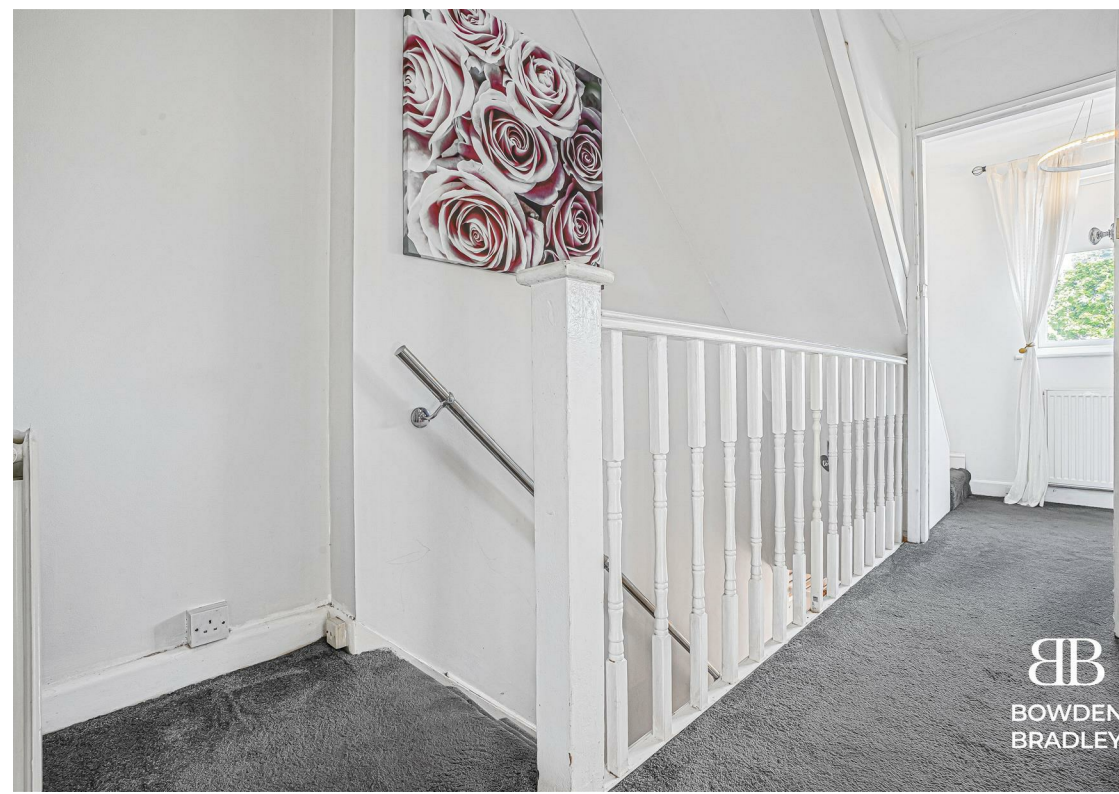
11'3" x 12'9" (3.43 x 3.89)

#### Bedroom

9'8" x 10'7" (2.95 x 3.23)

#### Bathroom

5'4" x 8'2" (1.63 x 2.51)



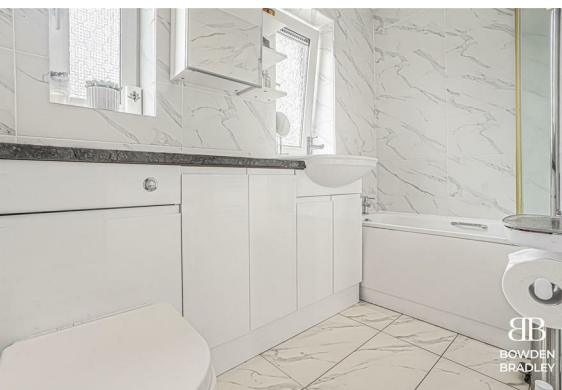




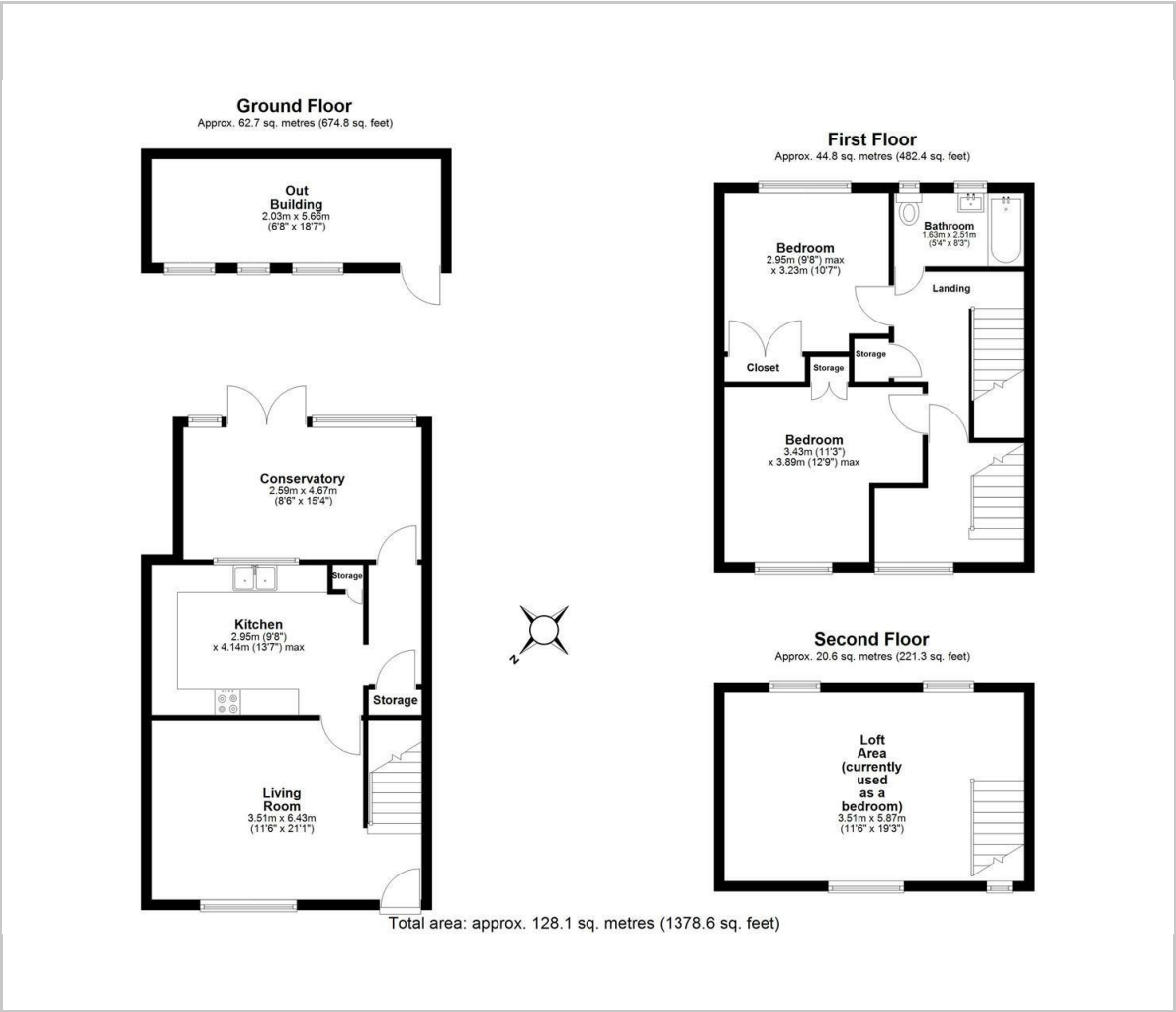
Loft Area  
11'6" x 19'3" (3.51 x 5.87 )

Garden

Outbuilding  
6'7" 18'6" (2.03 5.66)



Floor Plan



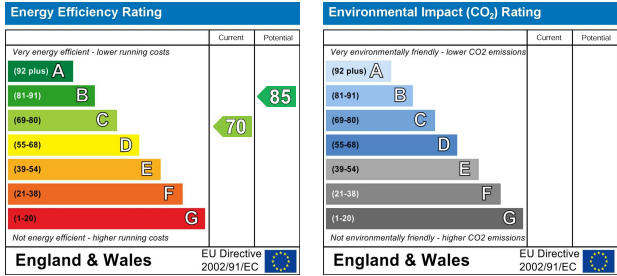
Viewing

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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