



**Price**  
**£525,000**

**Freehold**

3x  1x  1x 

**High Meadows,  
Chigwell, Essex, IG7**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Beautifully presented family home
- Perfect for first time buyers
- Exceptionally well presented
- Within walking distance to Hainault and Grange Hill Station
- Well situated amongst local amenities

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Kitchen: 9'6 x 7'0 (2.90m x 2.14m)
- Lounge: (L-shaped) 14'6 x 10'9 (4.42m x 3.28m) plus 10'4 x 8'2 (3.15m x 2.49m)
- Dining Area: 10'0 x 7'6 (3.05m x 2.29m)

### FIRST FLOOR

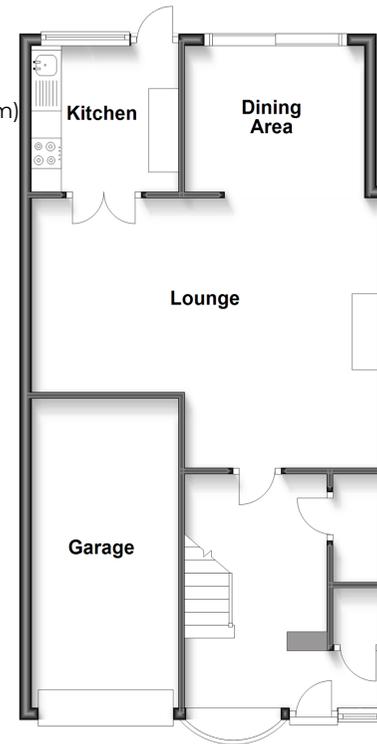
- Landing
- Bedroom 1: 11'3 x 10'9 (3.43m x 3.28m)
- Bedroom 2: 11'0 x 8'0 (3.36m x 2.44m)
- Bedroom 3: 11'3 x 7'9 (3.43m x 2.36m)
- Bathroom

### OUTSIDE

- Off Street Parking
- Garage
- Rear Garden

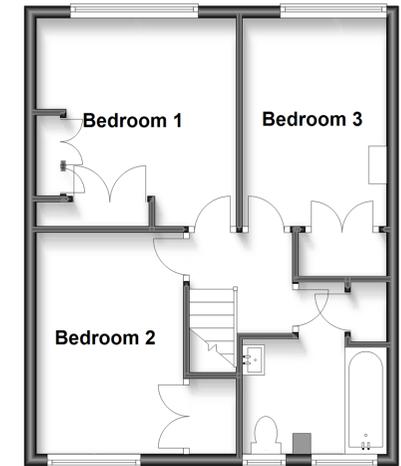
### Ground Floor

Approx. 63.4 sq. metres (682.4 sq. feet)



### First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Call Chigwell - 020 8501 2131 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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