



**Digwe New Road, Lambourne End**  
Essex

£1,750,000

  
**CAPLEN**  
estates



## Digwe New Road

Lambourne End, Essex

Caplen Estates have the pleasure in presenting to the market a fantastic plot with a large dwelling, with the option to expand STPC. The F...

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- Stunning Detached Property - Village Location
- Four Bedrooms
- Close to Lambourne Primary School, Chigwell School and Many More
- Three Reception Rooms
- Expansion Potential STPC
- Period Property with Stunning Features
- Large Driveway to fit Multiple Cars
- Gated Plot - 1/2 Acre



#### Bedroom 4

Dimensions: 11' 6" x 6' 7" (3.50m x 2.01m).

#### Dining Room

Dimensions: 18' 2" x 18' 2" (5.53m x 5.53m).

#### Bedroom 2

Dimensions: 18' 3" x 11' 2" (5.56m x 3.40m).

#### Reception 1

Dimensions: 21' 4" x 19' 8" (6.50m x 5.99m).

#### WC

#### Bedroom 1

Dimensions: 17' 9" x 15' 2" (5.41m x 4.62m).

#### Bedroom 3

Dimensions: 12' 2" x 11' 9" (3.71m x 3.58m).

#### Utility room/Double Garage

Dimensions: 39' 4" x 15' 9" (11.98m x 4.80m).

#### Reception 2

Dimensions: 27' 2" x 21' 2" (8.27m x 6.45m).

#### En-suite

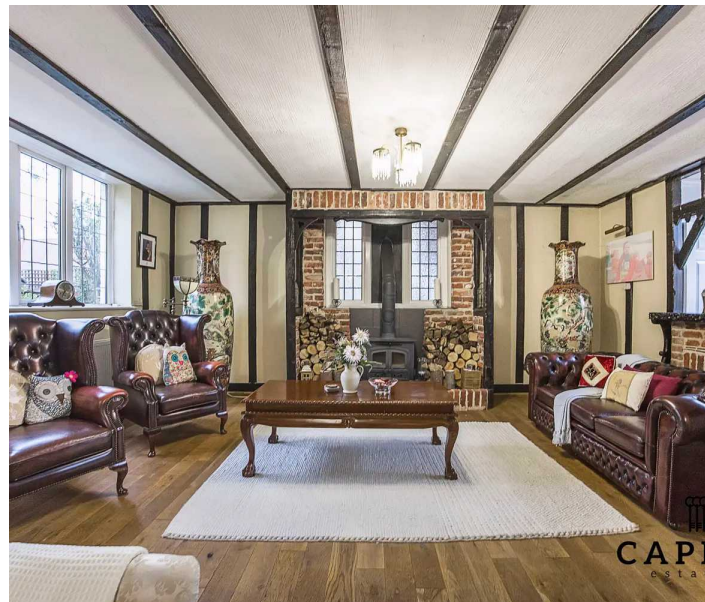
Dimensions: 6' 9" x 5' 11" (2.06m x 1.80m).

#### Family Bathroom

Dimensions: 6' 3" x 5' 11" (1.90m x 1.80m).

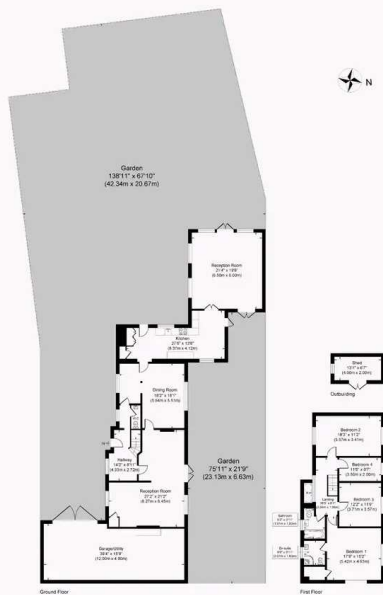
#### Kitchen/Diner

Dimensions: 27' 6" x 13' 6" (8.38m x 4.11m).







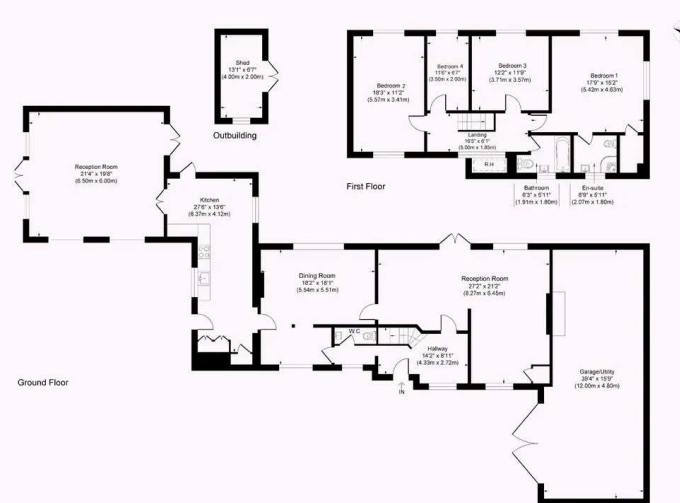


## Digwe New Road, Lambourne End

Approximate Gross Internal Area  
 Ground Floor = 209.1 sq m / 2251 sq ft  
 First Floor = 84.1 sq m / 905 sq ft  
 Shed = 8.0 sq m / 86.1 sq ft  
 Total = 301.2 sq m / 3442 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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