

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Beresford Gardens, Chadwell Heath, RM6 6RX



GUIDE PRICE £475,000

WILLIAMS and DONOVAN are pleased to offer for sale this three bedroom end terraced house situated in a desirable Chadwell Heath location, within easy reach of local schools, overground and underground rail services via Chadwell Heath station and local leisure activities including Golf Kingdom for golf course and top golf. The property benefits from having two reception areas; day room/further ground floor bedroom; ground floor cloakroom; West backing rear garden and off street parking to the front.

EPC rating - TBC. Our ref: 16013

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Beresford Gardens, Chadwell Heath, RM6 6RX

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

PORCH

Obscure uPVC double glazed windows to both sides. Laminate wood effect floor. Door to:

HALLWAY 15' 9" x 6' (4.8m x 1.83m)

Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate wood effect flooring. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled w/c and wall mounted hand wash basin. Tiled walls. Tiled floor.

LOUNGE 12' 2" x 12' (3.71m x 3.66m)

UPVC double glazed leadlight bay window, with fitted plantation shutters, to front aspect. Feature fireplace with electric fire insert. Radiator. Laminate wood effect flooring. Open plan to:



DINING ROOM 12' 5" x 10' 9" (3.78m x 3.28m)

UPVC double glazed French style doors providing access to DAY ROOM. Serving hatch. Laminate wood effect flooring.



DAY ROOM 8' x 7' 4" (2.44m x 2.24m)

Coved and skimmed ceiling. UPVC double glazed French style doors leading to and overlooking REAR GARDEN. Window to rear aspect. Radiator. Tiled floor.

KITCHEN 16' 2" x 7' 2" max. (4.93m x 2.18m)

Coved and skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl sink drainer. Inset 5 ring gas hob with extractor hood over. Built in eyeline electric oven. Space for washing machine. Space for fridge/freezer. Space for dishwasher. Wall mounted Vaillant gas boiler inside cupboard. Tiled floor.



FIRST FLOOR LANDING

Loft access hatch. Obscure uPVC double glazed window to side aspect. Built in storage cupboard. Doors to:

BEDROOM ONE 14' 2" into bay x 11' 10" max. (4.32m x 3.61m)

UPVC double glazed bay window, with fitted plantation shutters, to front aspect. Radiator.



BEDROOM TWO 12' 5" x 11' 9" (3.78m x 3.58m)

UPVC double glazed bay window, with fitted plantation shutters, to rear aspect. Radiator. Laminate wood effect flooring.



BEDROOM THREE 9' 4" x 7' 5" (2.84m x 2.26m)

UPVC double glazed bay window, with fitted plantation shutters, to front aspect. Radiator. Laminate wood effect flooring.

BATHROOM 6' 3" x 6' 2" (1.91m x 1.88m)

Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Ladder style towel rail. Tiled walls. Tiled floor.



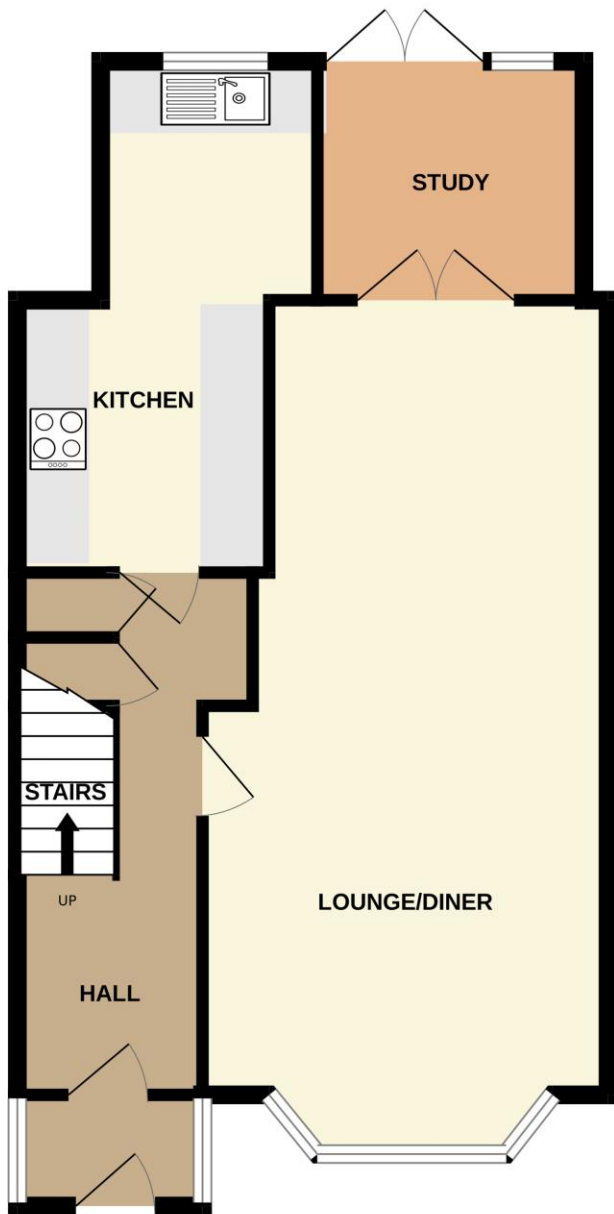
OUTSIDE OF PROPERTY: To the **FRONT** of the property is a paved driveway providing off street parking. Gated side access.

The **REAR GARDEN** measures approx. 50' and is West backing. Commencing with patio area and pathway to rear. Lawn area. Various established

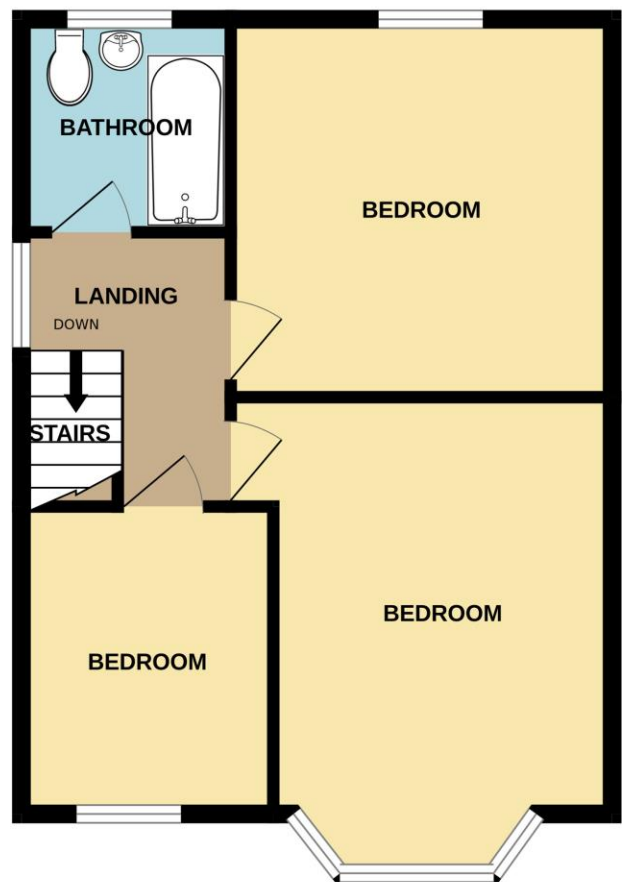
flower beds, trees and shrubs. Fencing to all boundaries.



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 sq.m.) approx.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.