

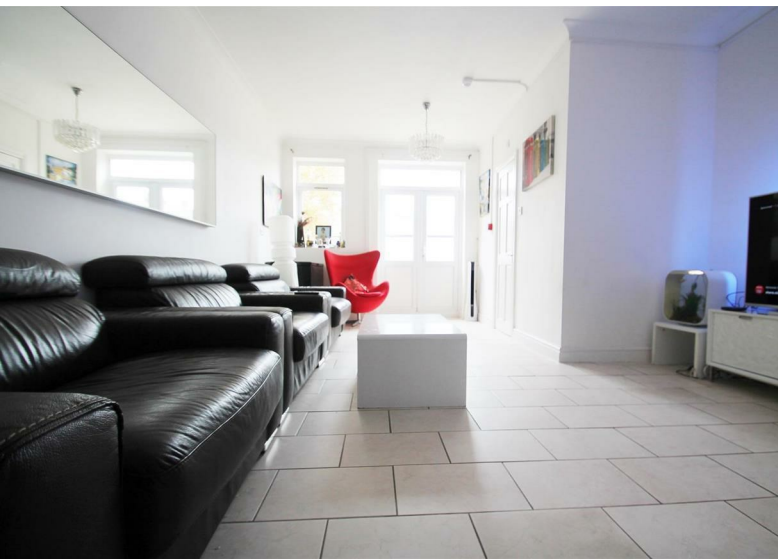
CHISSICK

Residential Sales and Lettings



Heathcote Avenue, Ilford, IG5 0QS

Asking Price £649,940



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ENTRANCE

Double glazed enclosed entrance porch.

ENTRANCE HALL

Further double glazed door to Entrance Hall.

RECEPTION ONE

18'6 x 13'6 (5.64m x 4.11m)

Well appointed with tiled flooring, double glazed doors to rear garden, leading to:

RECEPTION TWO/DINING AREA

13'7 x 10'2 (4.14m x 3.10m)

Laminate style flooring, spotlights.

RECEPTION THREE

11'7 x 10'2 (3.53m x 3.10m)

Laminate style flooring, radiator, double glazed bay window to front.

RECEPTION FOUR

10'7 x 10'2 (3.23m x 3.10m)

Double glazed window to front, radiator, leading to:

GROUND FLOOR CLOAKROOM

KITCHEN/DINER

15'5 x 10'0 (4.70m x 3.05m)

Fitted with range of base and wall units, work surfaces, inset sink unit with mixer tap, built-in gas hob with oven under and extractor hood over, plumbing for automatic washing machine, tiled flooring, spotlights, double glazed door and window to rear garden.

GROUND FLOOR SHOWER ROOM

Access from Reception Four.

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

25'5 x 9'9 (7.75m x 2.97m)

Double glazed windows to front and rear. Radiator.

BEDROOM TWO

12'1 x 9'9 (3.68m x 2.97m)

Double glazed window to front, radiator.

BEDROOM THREE

11'1 x 9'9 (3.38m x 2.97m)

Built in cupboards, radiator, double glazed window to rear.

BEDROOM FOUR

8'0 x 5'9 (2.44m x 1.75m)

Radiator, double glazed window to front.

FIRST FLOOR BATHROOM

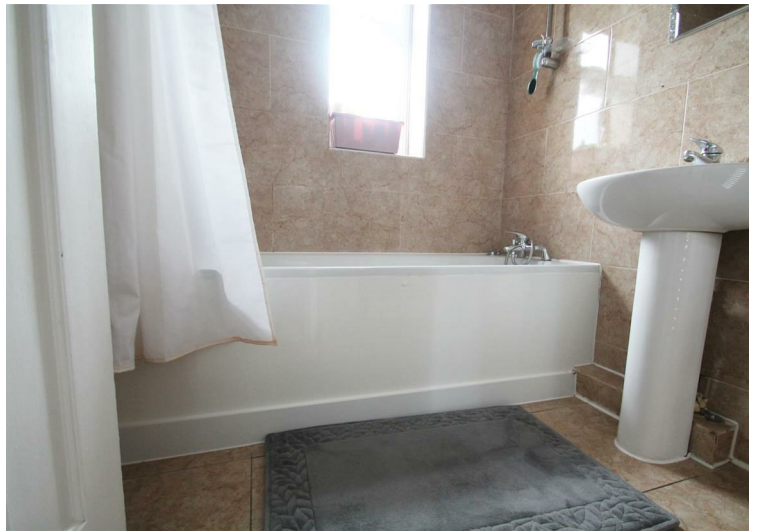
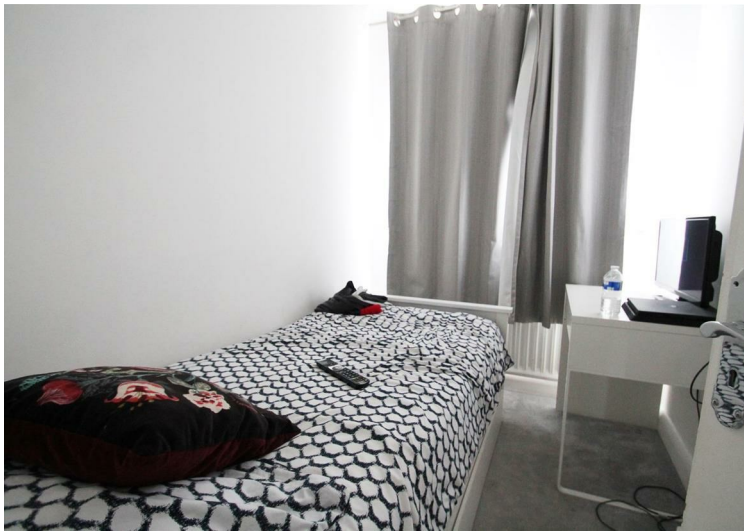
Comprises panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, tiled floor, obscure double glazed window to rear.

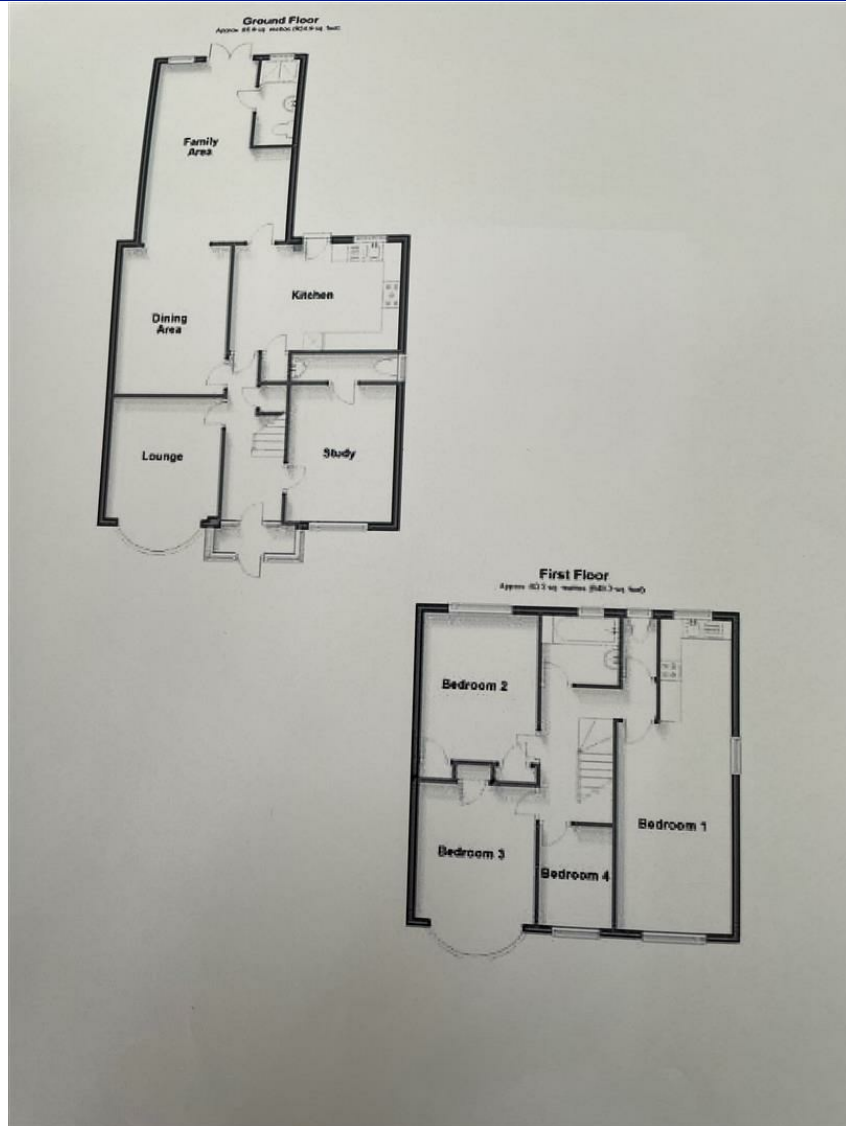
EXTERIOR

The front is paved providing off street parking.

The rear garden is paved with access to outbuilding/garage with access from side.

COUNCIL TAX BAND F





Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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