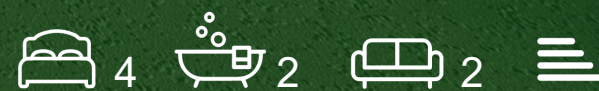


Chadacre Avenue, Ilford, IG5 0JQ

Guide Price £900,000





# Chadacre Avenue

Iford, IG5 0JQ

- FOUR DOUBLE BEDROOMS
- CLAYHALL IG5 LOCATION
- LOCAL SHOPS AND AMENITIES WITHIN WALKING DISTANCE
- EPC: E
- DOUBLE GARAGE
- TWO LARGE RECEPTIONS
- PUBLIC TRANSPORTATION ARE AVAILABLE.

\*\*\*GUIDE PRICE £900,000 - £950,000\*\*\*

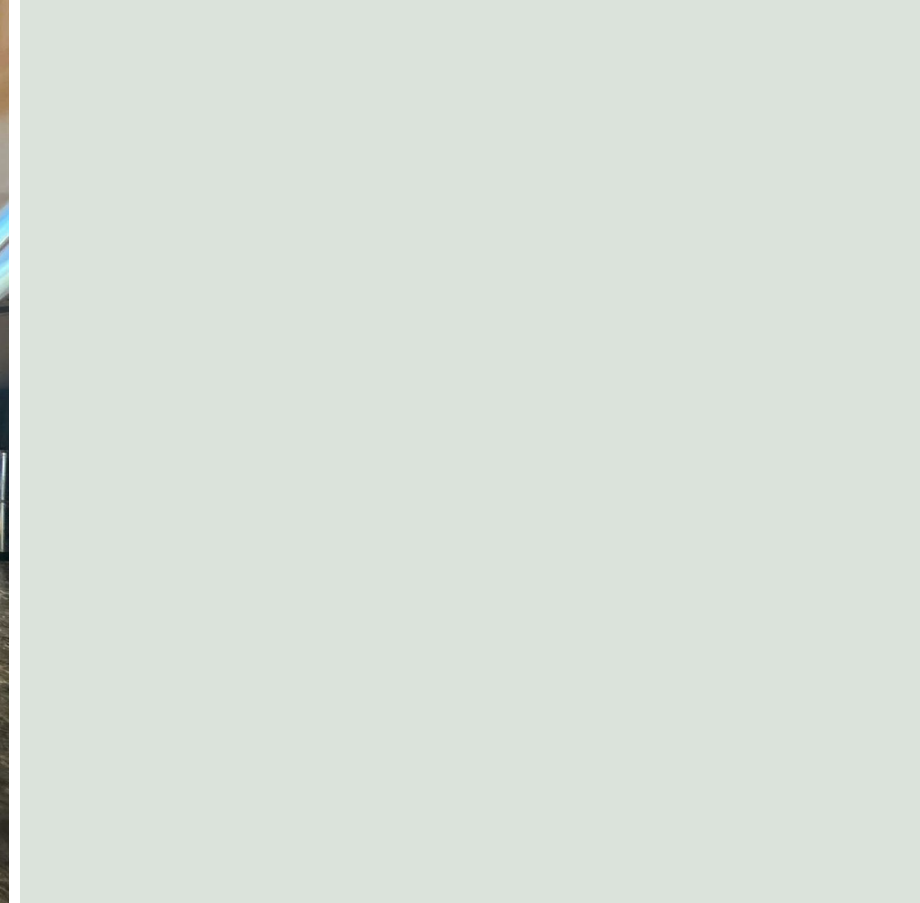
Nestled in the sought-after Clayhall area, this spacious 4-bedroom detached house offers a fantastic opportunity for families or investors. With two reception rooms, two bathrooms, three generously sized bedrooms and a fourth medium sized bedroom, the home provides plenty of room for comfortable living. The total internal area measures 2,290 sq ft, including a double garage, with 1,720 sq ft of dedicated living space.

The integral double garage also presents an exciting opportunity for conversion (subject to planning permission), offering potential to further enhance the home.

Situated within the Beal High School catchment area, this property combines space, convenience, and community. The excellent transport links make commuting or exploring the surrounding areas straightforward, while the home's generous footprint provides ample scope for modernisation or further development, whether into the loft or garden.



ENTRANCE	15'6" x 7'10" (4.73m x 2.38m)
RECEPTION	15'8" x 13'0" (4.78m x 3.96m)
RECEPTION ROOM	13'7" x 11'10" (4.15m x 3.61m)
KITCHEN AREA	9'1" x 7'10" (2.76m x 2.38m)
KITCHEN/BREAKFAST AREA	8'9" x 35'6" (2.67m x 10.81m)
DOUBLE GARAGE	24'10" x 21'11" (7.58m x 6.69m)
BEDROOM ONE	14'9" x 13'0" (4.50m x 3.96m)
BEDROOM TWO	11'8" x 13'0" (3.55m x 3.96m)
BEDROOM THREE	9'5" x 7'6" (2.88m x 2.28m)
BATHROOM	
BEDROOM FOUR	25'4" x 22'4" (7.72m x 6.81m)
EN-SUITE BATHROOM	
EXTERIOR	55 (16.76m)

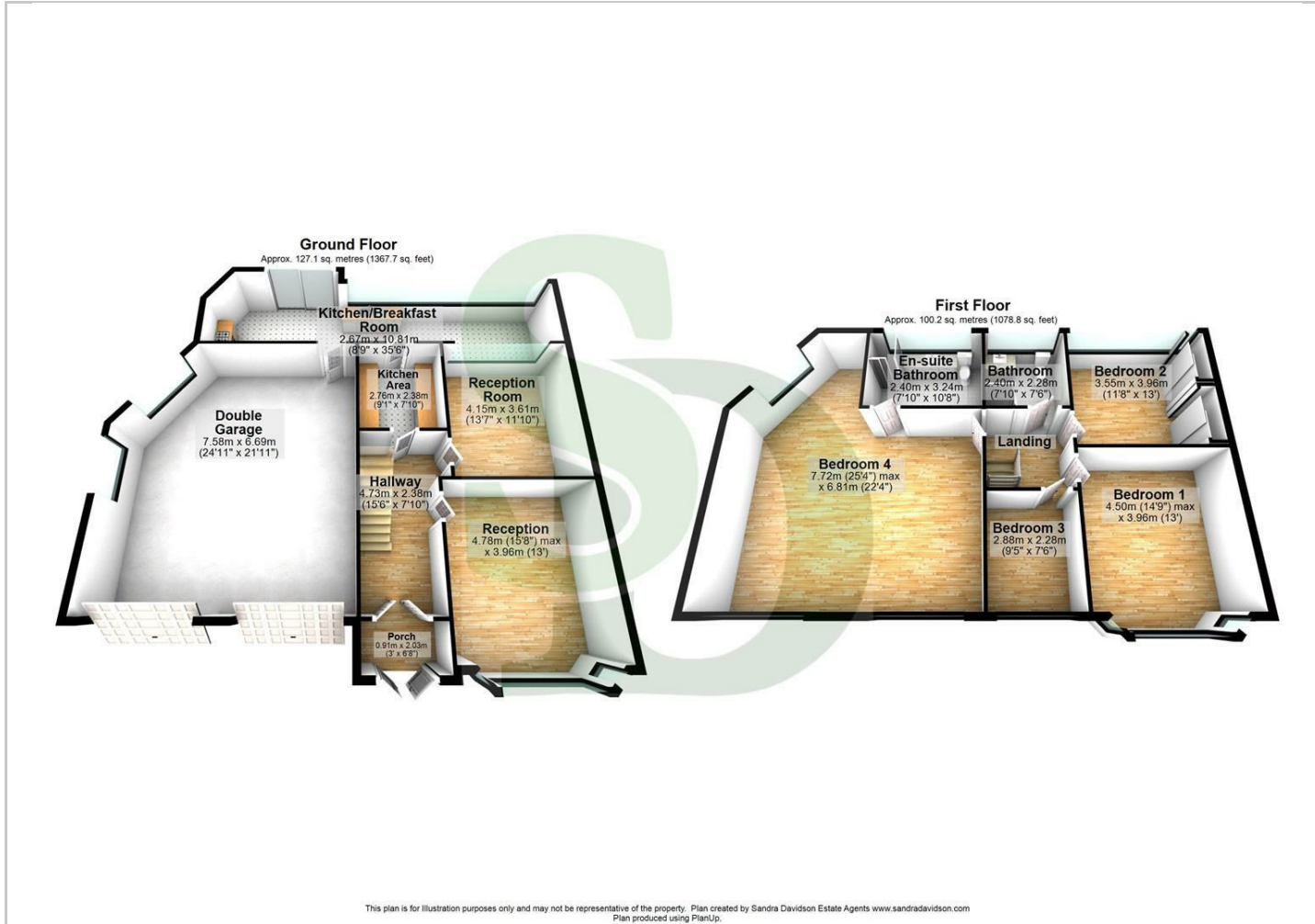


Directions

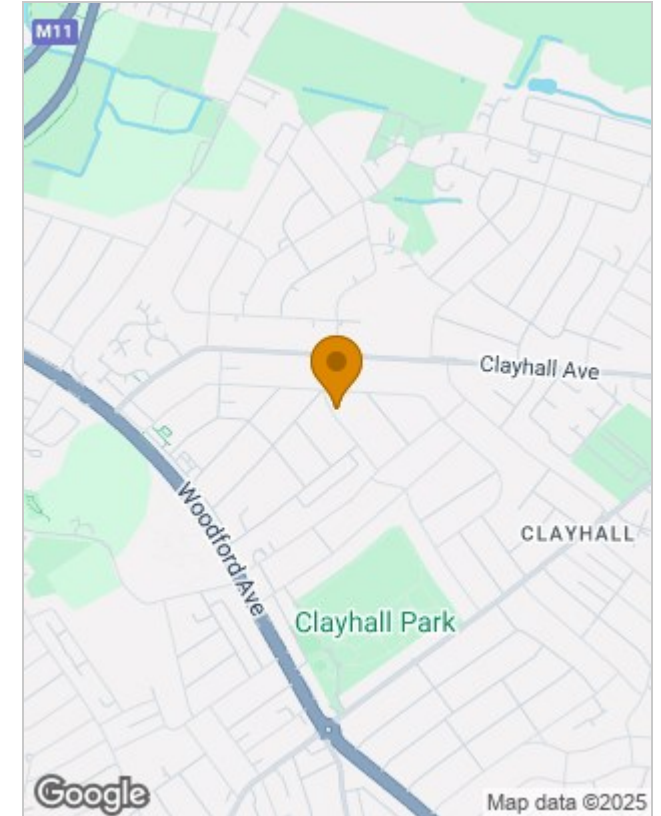




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.