



Ilfracombe Gardens, Chadwell Heath, RM6 4RL

Asking Price £600,000





Ifracombe Gardens

Chadwell Heath, RM6 4RL

- EPC RATING E
- Close to Goodmayes Station
- Two receptions
- Close to A12
- Spacious house
- Four bedrooms
- Extended kitchen

Sandra Davidson Estate Agents are pleased to present this four bedroom middle terrace family home. Situated between Barley Lane and Goodmayes High Road. The property is close to Goodmayes Station (Elizabeth Line - Zone 4), local amenities and shopping facilities can be found close by. The accommodation comprises: two reception rooms, fitted kitchen, four bedrooms, Loft shower room and first floor family bathroom. The property also benefits from double glazing, gas central heating, off street parking for up to two car and rear garden. There is also an additional rear detached garage accessed via private service road.

*** Viewings are highly recommended ***



ENTRANCE

RECEPTION ONE 14'5" x 10'11" (4.40 x 3.33)

RECEPTION TWO 11'7" x 10'4" (3.53 x 3.15)

KITCHEN 18'6" x 16'4" (5.64 x 4.97)

STAIRS TO FIRST FLOOR

BEDROOM ONE 14'5" x 10'2" (4.40 x 3.09)

BEDROOM TWO 14'1" x 9'5" (4.28 x 2.88)

BEDROOM THREE 6'10" x 6'8" (2.08 x 2.02)

BATHROOM

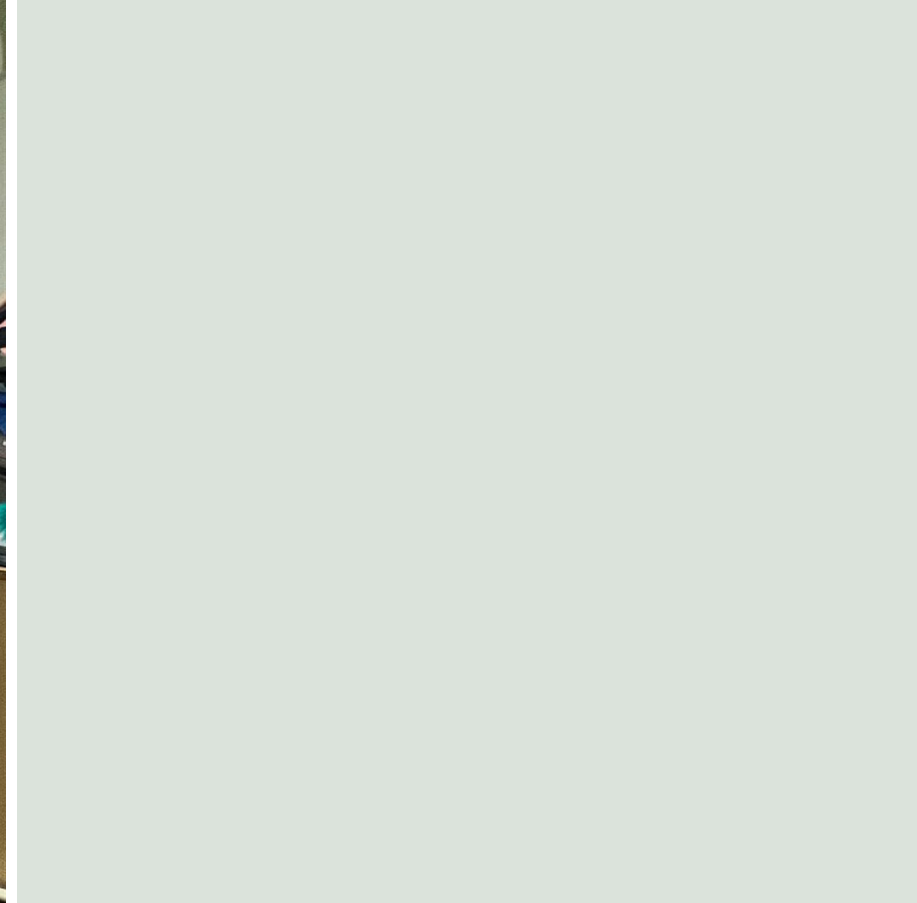
STAIRS TO SECOND FLOOR

BEDROOM FOUR 17'3" x 8'0" (5.26 x 2.45)

BATHROOM 4'11" x 4'11" (1.50 x 1.50)

EXTERIOR

AGENTS NOTE

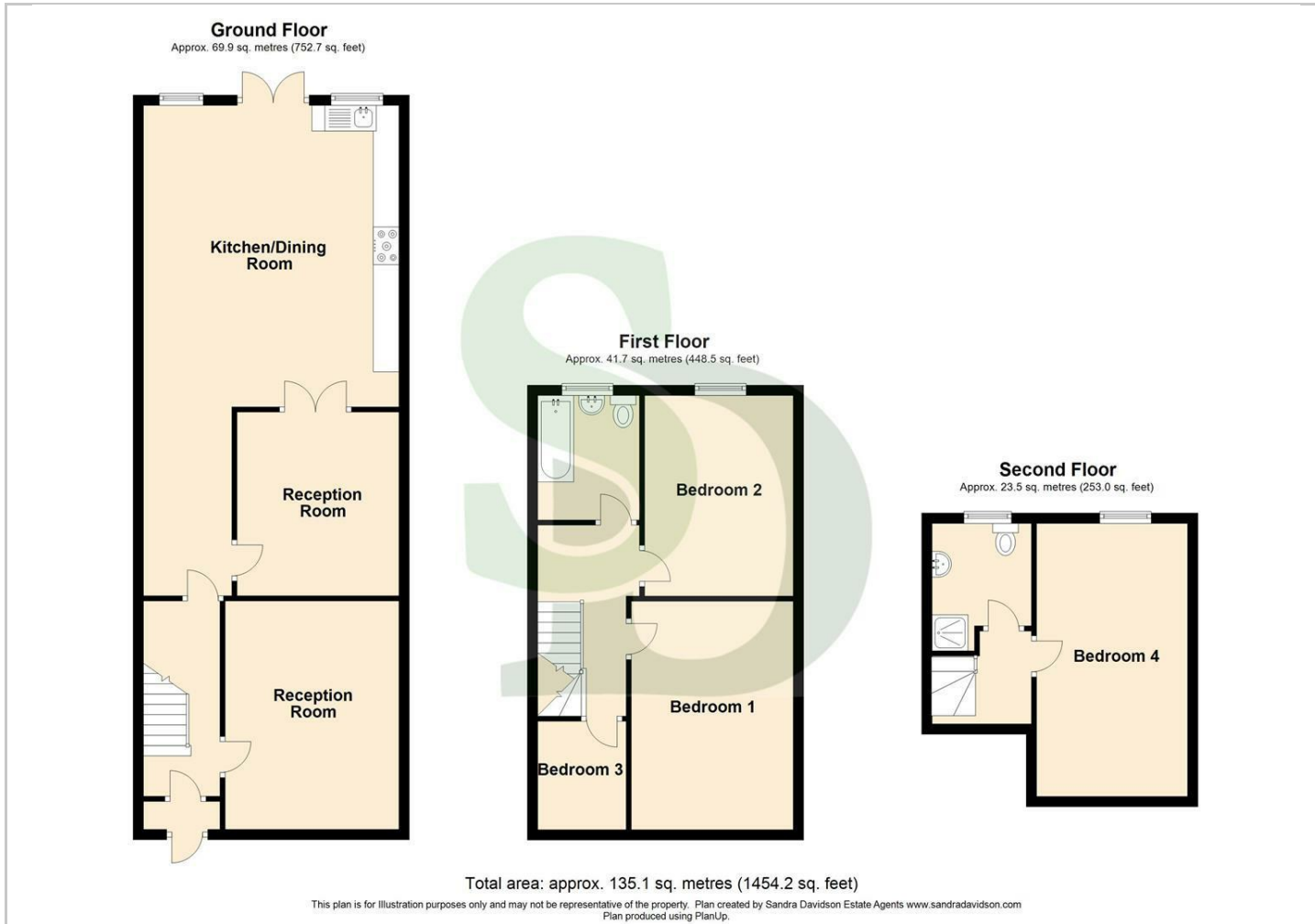


Directions





Floor Plans



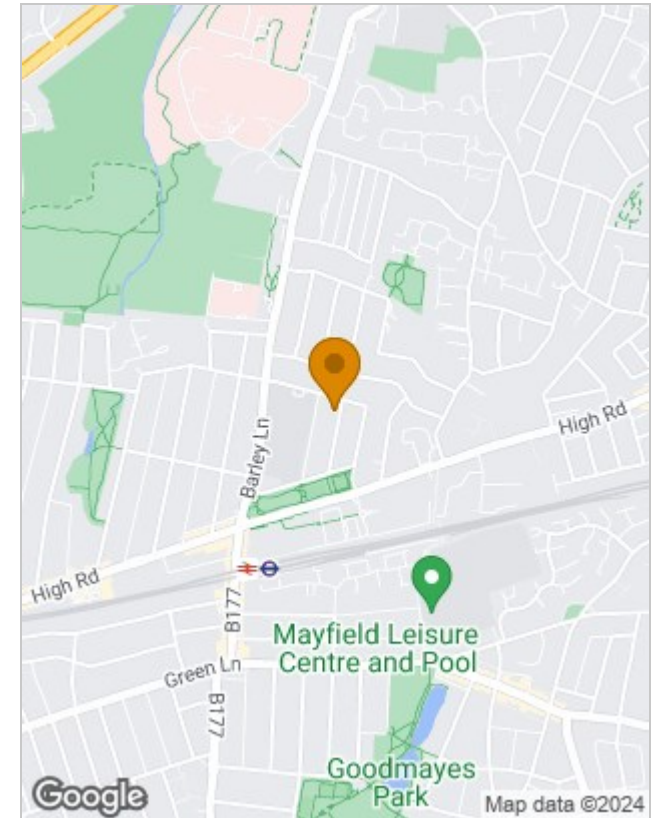
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.

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Location Map



Energy Performance Graph

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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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