



## West Road, , Chadwell Heath, RM6 6YB

- THREE BEDROOM
- EXTENDED KITCHEN/DINER
- GROUND FLOOR BATHROOM
- OFF STREET PARKING
- OUTBUILDING
- MID TERRACE HOUSE
- SPACIOUS RECEPTION ROOM
- CONSERVATORY
- SPACIOUS REAR GARDEN
- SOLAR PANELS

**Guide Price £450,000**



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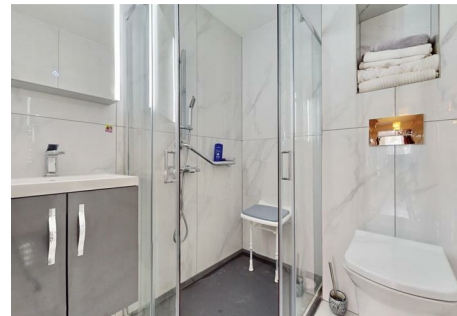
GUIDE PRICE £450,000- £475,000 Nestled in the heart of West Road, Chadwell Heath, RM6, this charming mid-terrace house is a true gem waiting to be discovered. Boasting a spacious 1,209 sq ft, this property offers ample space for comfortable living.

As you step inside, you are greeted by a warm and inviting atmosphere with a reception room perfect for relaxing or entertaining guests. With three cosy bedrooms, there is plenty of room for the whole family to unwind and make this house a home.

The ground floor bathroom adds convenience, while the extended kitchen/diner is a culinary delight, complete with underfloor heating for those chilly British evenings. The addition of a conservatory brings the outdoors in, creating a lovely space to enjoy a cup of tea while basking in the natural light.

Parking is a breeze with space for two vehicles, ensuring you never have to worry about finding a spot. The spacious rear garden is a green oasis in the city, perfect for summer barbecues or simply enjoying the fresh air. An added bonus is the large outbuilding, providing extra storage or potential for a workshop.

Not to mention, the property is equipped with solar panels, a great eco-friendly feature that helps reduce energy costs. Situated close to the high road and all local amenities, this house is not just a home but a lifestyle. Don't miss out on the opportunity to make this ideal family home yours today.





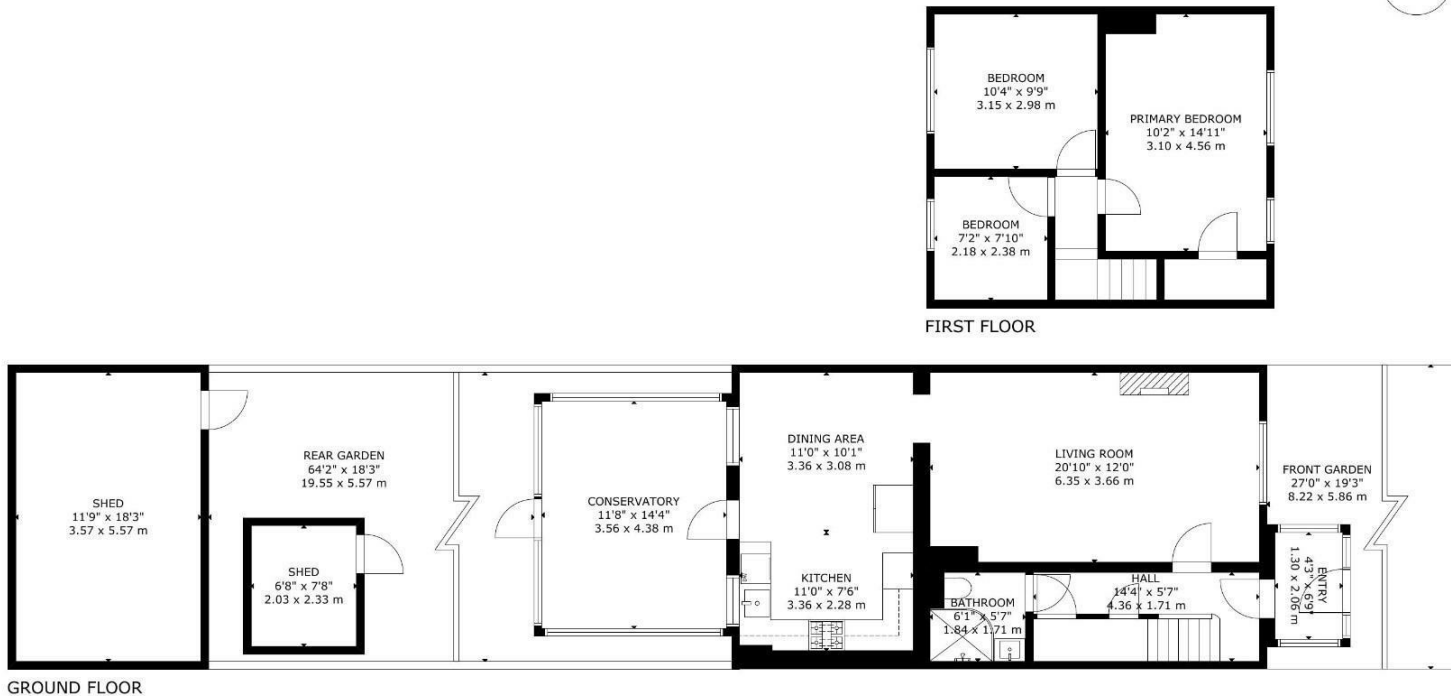
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- Porch
- Hallway
- Living Room  
20'10 x 12'0
- Dining Area  
11'0 x 10'1
- Kitchen  
11'0 x 7'6
- Ground Floor Bathroom  
6'1 x 5'7

- Conservatory  
14'4' x 11'8
- Bedroom One  
14'11 x 10'2
- Bedroom Two  
10'4 x 9'9

- Bedroom Three  
7'10 x 7'2
- Garden  
64'2
- Outbuilding  
18'3 x 11'9



GROSS INTERNAL AREA  
TOTAL: 110 m<sup>2</sup>/1,188 sq.ft  
GROUND FLOOR: 75 m<sup>2</sup>/808 sq.ft, FIRST FLOOR: 35 m<sup>2</sup>/380 sq.ft  
EXCLUDED AREAS: SHED: 25 m<sup>2</sup>/265 sq.ft, REAR GARDEN: 112 m<sup>2</sup>/1,209 sq.ft  
FRONT GARDEN: 44 m<sup>2</sup>/478 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Viewings

Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

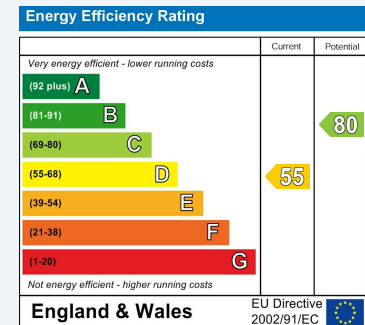
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



6 Tudor Parade, Chadwell Heath, RM6 6PS  
Tel: 020 8150 6001 Email: [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

