



HUNTERS[®]
HERE TO GET *you* THERE

Galsworthy Avenue, Chadwell Heath, RM6

HUNTERS

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Offers In Excess Of: £500,000

REDBRIDGE BOROUGH- Located on one of Chadwell Heath's premium roads is this four bedroom end of terrace family home. Internally the property boasts two reception rooms, extended kitchen and two bathrooms. The property further benefits from off street parking and falls within the local school catchment area. We believe the property would make an ideal family home or buy to let investment.

«EpcGraph»

ENERGY PERFORMANCE CERTIFICATE

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

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VAT Reg. No 241 7102 46 | Registered No: 09970517 | Registered Office: 6 Tudor Parade, Chadwell Heath, RM6 6PS
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ENTRANCE HALL**RECEPTION ROOM**

4.29m (14' 1") x 3.76m (12' 4")

DINING ROOM

4.29m (14' 1") x 3.33m (10' 11")

KITCHEN

2.95m (9' 8") x 2.21m (7' 3")

UTILITY ROOM

2.34m (7' 8") x 1.98m (6' 6")

MAIN BEDROOM

4.44m (14' 7") x 3.48m (11' 5")

BEDROOM TWO

4.17m (13' 8") x 3.35m (11' 0")

BEDROOM THREE

4.98m (16' 4") x 4.24m (13' 11")

BEDROOM FOUR

2.49m (8' 2") x 2.13m (7' 0")

GARDEN

20.85m (68' 5") x 7.77m (25' 6")

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 020 8150 6001

OPENING HOURS:

Monday 9.00am – 6.00pm

Tuesday 9.00am – 6.00pm

Wednesday 9.00am – 6.00pm

Thursday 9.00pm – 6.00pm

Friday 9.00am – 6.00pm

Saturday 9.00am – 5.00pm

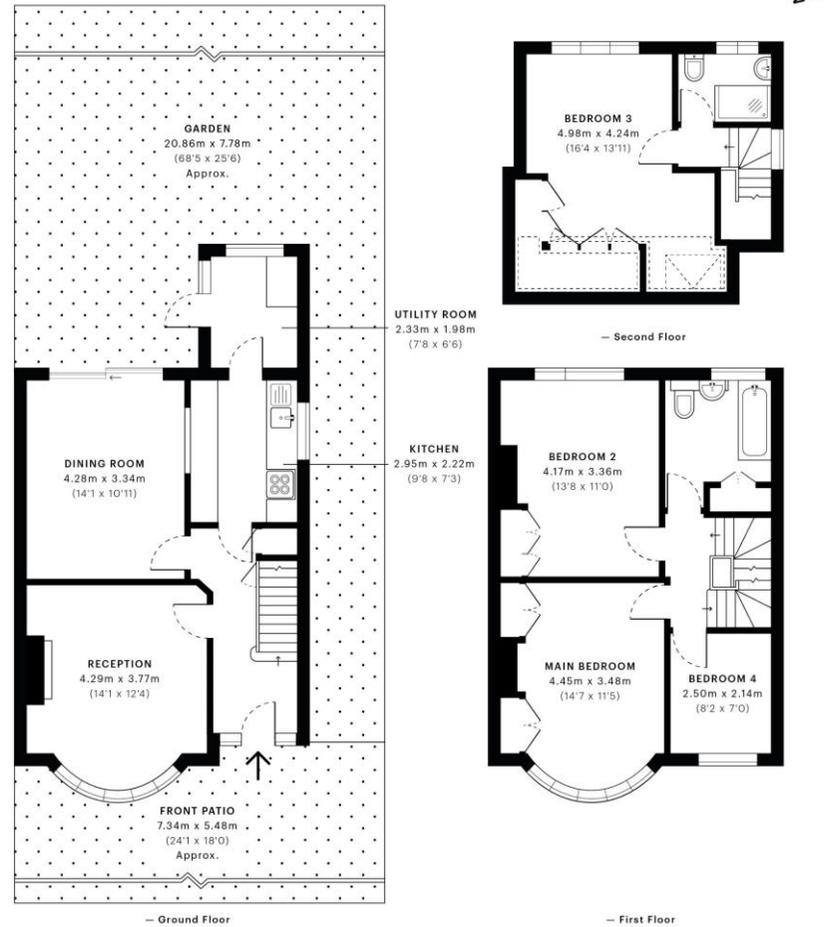
Sunday

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.

DISCLAIMER

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.



GROSS INTERNAL AREA (GIA)
The footprint of the property
122.00 sqm / 1313.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walls, restricted head height
110.32 sqm / 1197.47 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
5.12 sqm / 55.11 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 116.98 sqm / 1259.16 sqft
IPMS 3C RESIDENTIAL 111.92 sqm / 1204.70 sqft

spec id: 5fa94b0b0242d20db057a528











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