



## Glandford Way, Chadwell Heath

- TWO BEDROOMS
- BRIGHT AND SPACIOUS
- PARKING SPACE
- LONG LEASE
- BALCONY
- FIRST FLOOR
- REDBRIDGE BOROUGH
- CHAIN FREE
- CALL NOW TO VIEW

**Asking Price £250,000**



**Tenure: Leasehold**

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# Glandford Way, Chadwell Heath

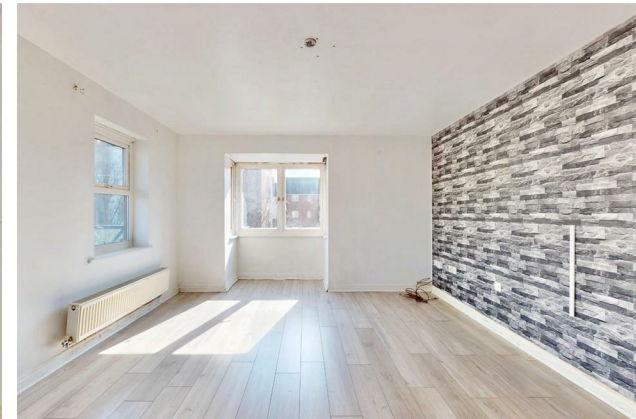
## DESCRIPTION

Nestled in the desirable area of Chadwell Heath, Glandford Way presents a charming two-bedroom house, perfect for those seeking a comfortable and modern living space. Built in 2004, this property boasts contemporary features and a well-thought-out layout, making it an ideal choice for first-time buyers or small families.

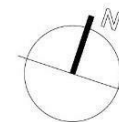
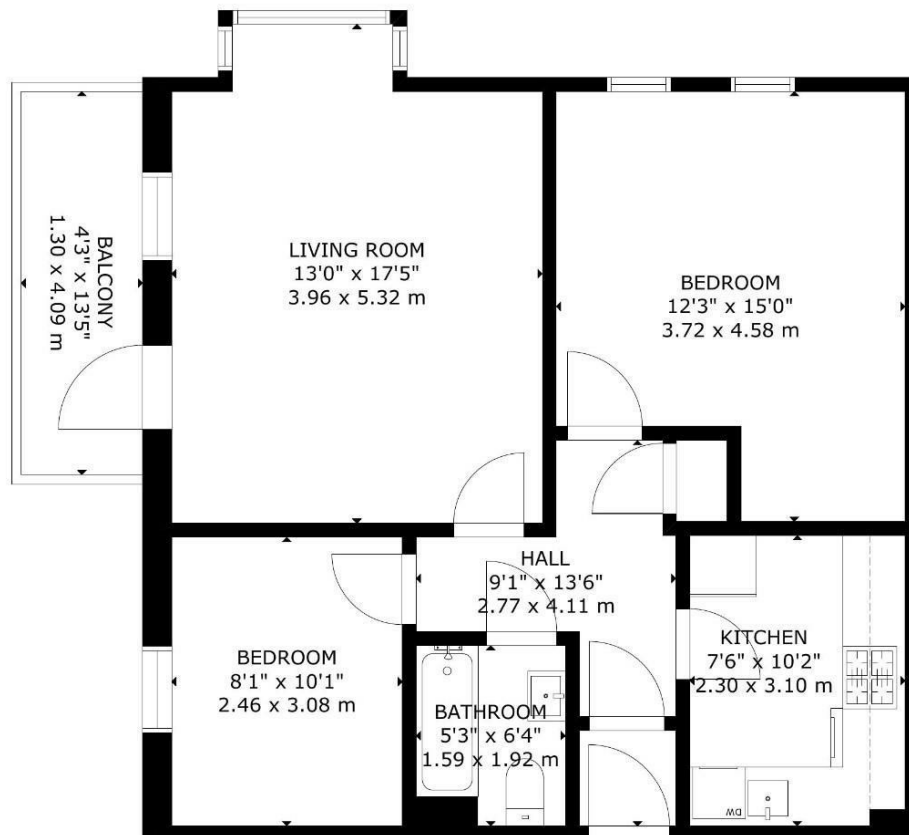
Upon entering, you will find a welcoming reception room that offers a versatile space for relaxation and entertaining. The two bedrooms are situated on the first floor, providing a peaceful retreat away from the hustle and bustle of daily life. The property also includes a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the basement parking space, accommodating one vehicle, which is a valuable asset in this bustling London Borough of Redbridge. The property is chain-free, allowing for a smooth and efficient purchasing process.

With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making commuting to central London a breeze. This delightful house on Glandford Way is a wonderful opportunity for those looking to establish themselves in a vibrant community. Don't miss your chance to make this lovely property your new home.



Council Tax: C



GROSS INTERNAL AREA  
TOTAL: 63 m<sup>2</sup>/673 sq.ft  
FIRST FLOOR: 63 m<sup>2</sup>/673 sq.ft  
EXCLUDED AREAS: BALCONY: 5 m<sup>2</sup>/57 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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## 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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

### Viewing

Please contact our Hunters Chadwell Heath Office on 020 8150 6001 if you wish to arrange a viewing appointment for this property or require further information.

6 Tudor Parade, Chadwell Heath, RM6 6PS

Tel: 020 8150 6001 Email:

chadwell.heath@hunters.com <https://www.hunters.com>



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