

LILYANA

ESTATES

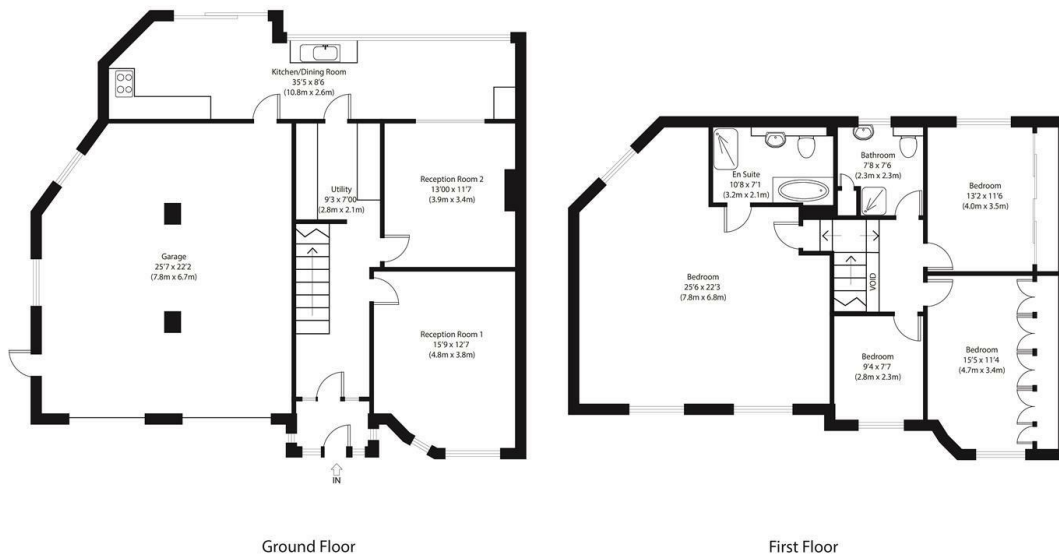


Chadacre Avenue, Clayhall, Ilford

Offers over £950,000

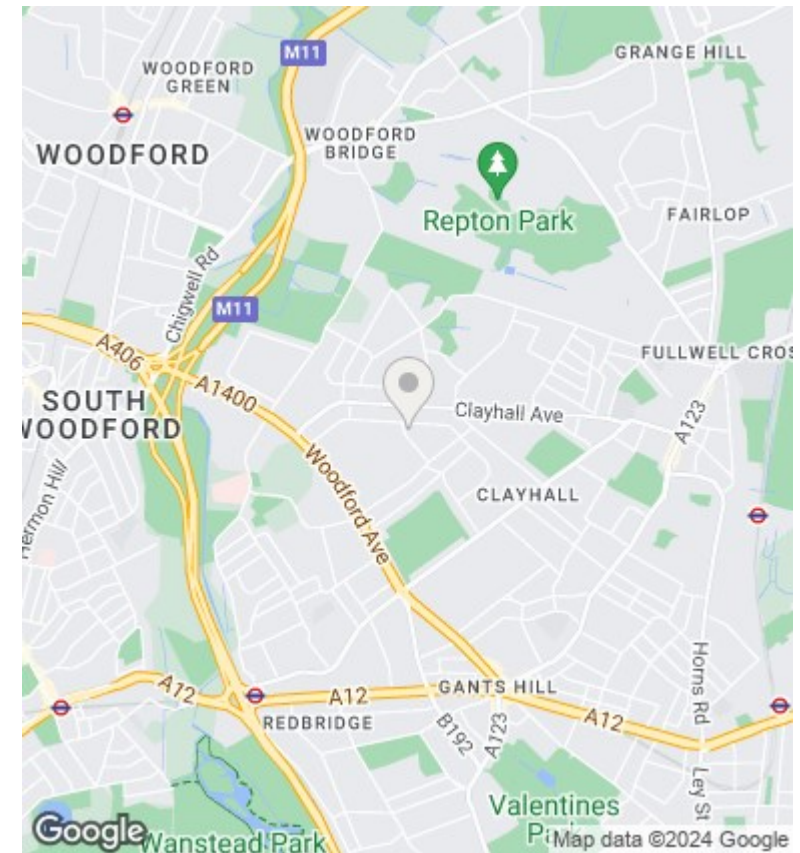
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Approximate Gross Internal Area
2290 sq ft (213 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.aphoto.co.uk



Summary

Welcome to Chadacre Avenue, Clayhall, Ilford - a charming location perfect for families and investors alike. This spacious 4-bedroom house boasts not only 2 reception rooms but also 2 bathrooms, and 4 bedrooms, providing ample space for comfortable living. With a generous 2,290 sq ft of living area, this property offers room for everyone to enjoy.

One of the standout features of this property is the parking space available for 3 vehicles, ensuring convenience for you and your guests. The detached layout adds a touch of privacy and tranquillity to this fantastic family home or investment opportunity.

A unique selling point of this property is the integral double garage, presenting an exciting opportunity for extension (STPP) to further enhance this already impressive residence. Situated in the sought-after Clayhall Area and within the Beal High School Catchment Area, this home offers

Viewings

Viewings by arrangement only.
Call 02035 381156 to make an appointment.

Council Tax Band
G

EPC Rating:
E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	47	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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