

# LILYANA

ESTATES



1A Chadacre Avenue, Clayhall, Ilford, IG5 0JQ

Offers in excess of £900,000



# 1A Chadacre Avenue, Ilford IG5 0JQ

Guide Price £920,000-935,000

Nestled in the sought-after Clayhall area, this spacious 4-bedroom detached house offers a fantastic opportunity for families or investors. With two reception rooms, two bathrooms, three generously sized bedrooms and a fourth medium sized bedroom, the home provides plenty of room for comfortable living. The total internal area measures 2,290 sq ft, including a double garage, with 1,720 sq ft of dedicated living space.

The property features off-street parking for up to three vehicles, making day-to-day life that bit easier. The detached layout adds an extra layer of privacy, perfect for those seeking a quieter lifestyle.

The quirky, irregular-shaped garden sitting on a wide plot that narrows towards the top adds character and charm, is ready to be enjoyed as it is, or reimagined to suit your own style – removing the existing shrubbery and repositioning the fence to the boundary could significantly enhance the sense of space, giving the garden a larger and more open feel while maintaining its low-maintenance appeal.



Council Tax Band: G





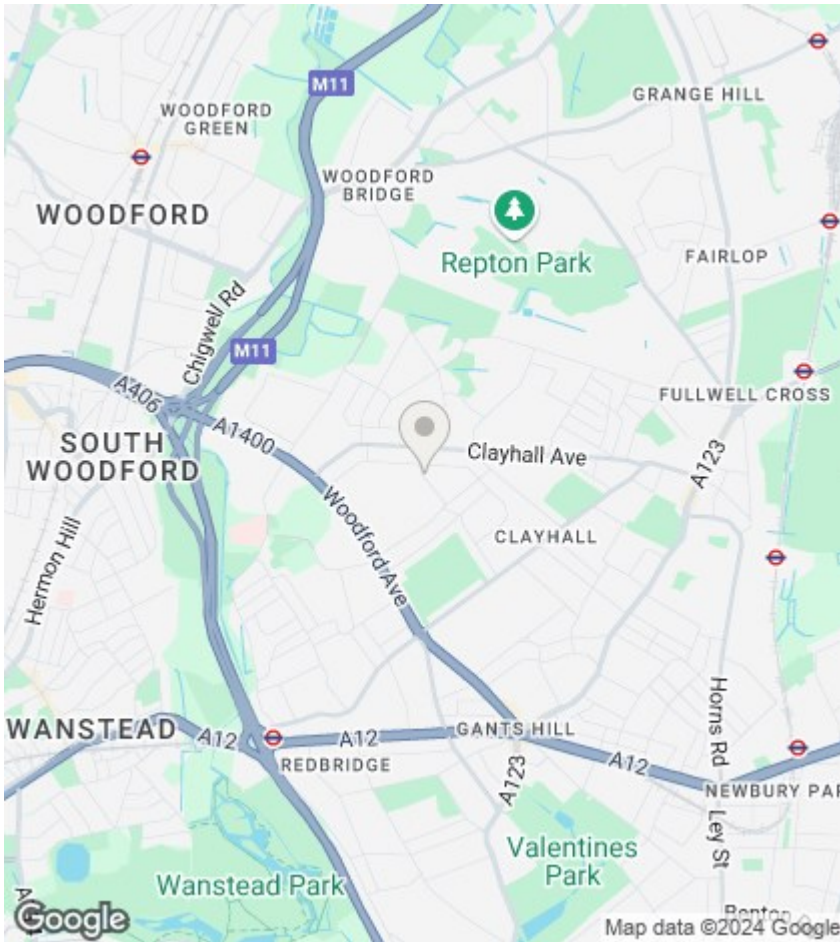












## Directions

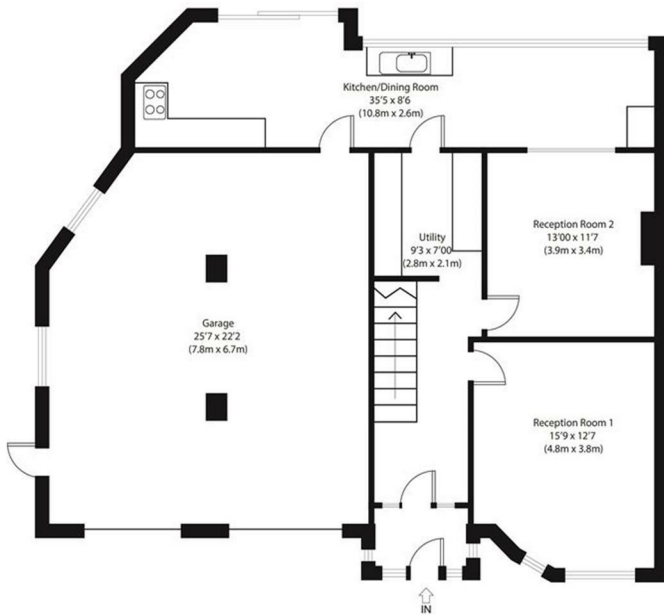
## Viewings

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

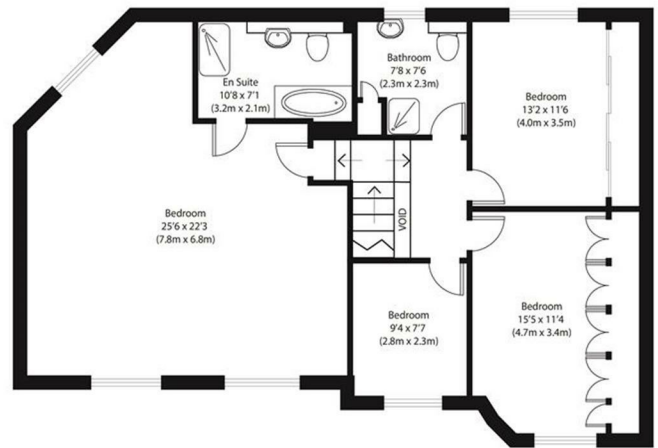
## EPC Rating:

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		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

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.