



Wallington Road Ilford, IG3 8QQ

Semi-Detached House For Sale Potential To Extend & Develop (STTP) Edward Chase estate agents are delighted to present to the sales market this spacious 2-bedroom semi-detached house for sale on Wallington Road, Seven Kings, IG3. This property has an enormous amount of future potential (STTP) benefits from a driveway, double story rear extension, side alley entrance & approx. 80ft garden. We feel this property would be an ideal choice for first, second-time buyers and investors searching for development opportunities. This property has several key features such as: - Gas central heating - Combination boiler - Two double bedrooms on first floor - Master bathroom on first floor - Large through lounge - Spacious kitchen with ample storage - Approx. 80ft rear garden - Scope to extend (STTP) - Driveway parking - Double glazed windows throughout - Council tax band C - Doorstep of Seven Kings Park - Walking distance to Seven Kings Station



- A Large 2 Bedroom Semi Detached House For Sale
- Great Family Home With Large Through Lounge & Spacious Kitchen
- Double Glazed Windows, Gas Central Heating, Combination Boiler
- Property Comes With Huge Potential To Extend Into The Loft & Rear (STTP)
- Property Has a Dropped Curb for Driveway Parking & Street Parking Is Available
- Double Story Rear Extension in Place (Rare) Large 80ft (approx) Garden

Offers in Excess of £440,000

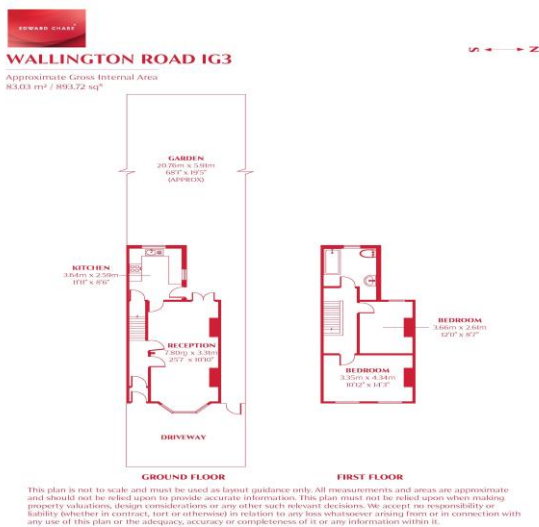
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Potential To Extend & Develop (STTP)
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Tenure: This property is sold vacant possession on the freehold basis. Rental: Estimated monthly rental: £1,800.00 per month. If developed, rental yield to increase to £2,500 per month. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.