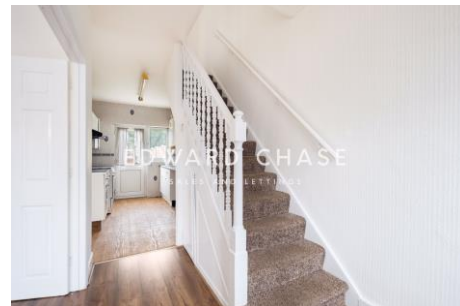




## Meadway Ilford, IG3 9BH

Edward Chase estate agents are delighted to present to the sales marketing this amazing 3-bedroom terraced house on Meadway, Seven Kings. Positioned in one of the Seven Kings most sought-after neighbourhoods we feel this property would be an ideal choice for first- and second-time buyers. The untouched appeal gives scope for the buyer to place a personal touch on the property and develop it into a spectacular home. This property has several key features such as: - Gas central heating combination boiler - Double glazed windows - Driveway parking - Large through lounge with 1x chimney stack and French doors leading to garden - Kitchen in need of modernisation, ample size - Three large bedrooms - Master bathroom on first floor, fully tiled - Estimated 90ft rear garden - Garden lawn & tiles - EPC rating D, Council tax band D, London Borough of Redbridge - Superb local area with ample schooling options - Property suitable for large rear ground floor



- Superb 3 Bedroom Terraced House for Sale In Seven Kings, IG3
- Double Glazed Windows Throughout, Gas Central Heating, Combination Boiler
- EPC Rating D, Council Tax Band D, London Borough of Redbridge
- Property In A Great Location With Ample Schooling Options & Easy Access Into London
- Ground Floor Large Through Lounge
- Large Rear Garden Approx 90ft
- Scope For Development on Ground Floor & Loft (STPP)

**Guide Price £500,000**

Meadway  
Ilford, IG3 9BH

Guide Price £500,000

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Property sold on a freehold tenure. Estimate Rental: Edward Chase recommend a rental price of £2,000 £2,100 per month. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. 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



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 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.