

St Annes Terrace Ilford, IG6 3EY

Edward Chase estate agency is delighted to present to the sales market this amazing 2 bedroom semi-detached house located 5 minutes from Hainault Station (Central Line). This house is in a superb area with several local amenities & schooling options. The large plot size gives opportunity for further development on the ground floor and side of the property. We feel this would be an ideal purchase for first or second time buyers. This property has many key features such as: - 2 bedroom semi detached house - Gas central heating combination boiler - Double glazed windows - EPC Rating D - Council tax band C - Two double bedrooms on first floor - Private parking for 2+ vehicles - Large rear garden & side entrance - One reception room - Spacious semi tiled bathroom on first floor - Loft access - Ample storage in kitchen Tenure: This property is sold on a freehold tenure: Opportunity: This property has scope to be developed on the ground floor, loft and

- Amazing Large Spacious 2 Bedroom Semi Detached House Located 5 minutes Walking Distance to Hainault Station (Central Line)
- Property EPC Rating is C And Council Tax Band Is C Through Redbridge Borough
- Ground Floor Large Reception Room with Private Kitchen Equipped With White Goods &
- Property Has Two Spacious Bedrooms With Wood Laminate Flooring On The First Floor
- Added Benefit Of Driveway Parking For 2+ Vehicles And Side Entrance Into Garden
- A Large Rear Garden Approx. 65sqf With Lawn and Tiles

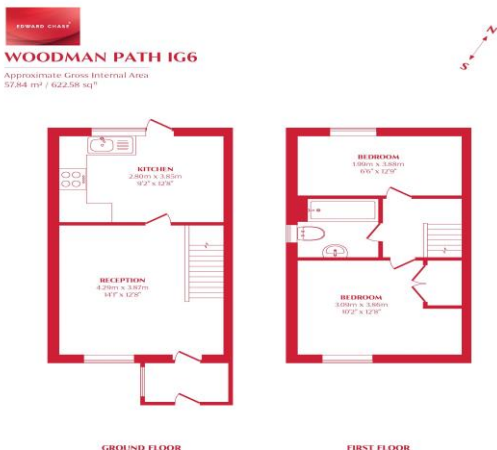
£400,000

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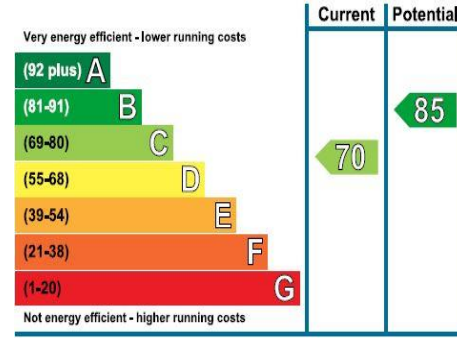
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£1750 PCM in its current condition. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our 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 Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside,



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.



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.