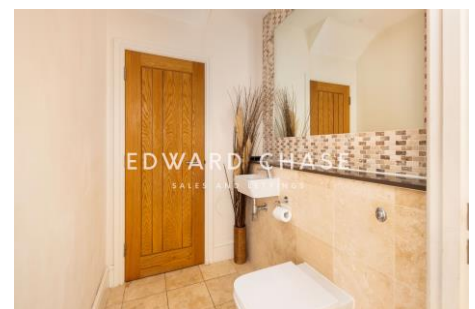




Cranbrook Road Ilford, IG6 1JD

Guide Price £580,000 - £620,000 Quick Sale Edward Chase estate agency is delighted to present to the sales marketing this semi-detached new build town house spanning 3 floors, 4 double bedrooms, large reception, 3 bathrooms and private driveway parking. This property would be an ideal home for first or second time buyers searching for size, convenience and location. Property is sold chain free. This property has several key features such as: - Dedicated driveway space for allocated parking - Gas central heating & water tank - Double glazed windows throughout - 4 double bedrooms - 3 bathrooms - Space kitchen with ample storage - Approx 65ft rear garden, side entry access - EPC rating C, Council tax band F - Part laminate part carpet flooring - Large reception room - Master bedroom fitted wardrobes - Fully tiled modern bathrooms throughout - Superb Location - Located in Gants Hill, a short walk to Gants hill & Barkingside Station - Local amenities and



- Amazing New Build 4 Double Bedrooms, 3 Bathrooms, Ground Floor W/C House With Drive Way
- This Property Is 5 Minutes To Barkingside Station (Central Line) A Short Distance from Gants Hill Station
- Semi Detached Home With Side Entry, Approx 65ft Rear Garden
- Superb Local Schools & Shops Excellent Choice For Sharers or Families
- Large Reception, Separate Kitchen Including White Goods & Private Rear Garden

Guide Price £580,000

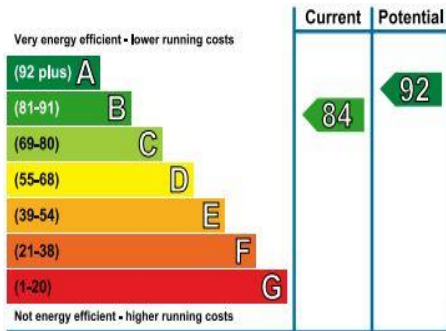
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Tenure: Share of Freehold
Potential Rent: We predict a monthly rental of £3,000 - £3,200 per calendar month. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number 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 Ilford,



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.