



Castleton Road Ilford, IG3 9QP

Guide Price: £625,000 - £635,000 Edward Chase Estate Agents are thrilled to offer this spacious and versatile four-bedroom terraced house in the heart of Goodmayes on Castleton Road. Ideal for families or those seeking extra space, this property combines comfortable living with fantastic potential to personalize and extend (STPP). Step inside to discover two generously sized reception rooms, perfect for entertaining guests or relaxing with family. The conservatory leads to a private rear garden, offering a peaceful outdoor retreat, while the driveway provides parking for up to two vehicles. Upstairs, the property features four well-proportioned bedrooms and a first-floor family bathroom, with an additional ground-floor shower room for convenience. The home benefits from double-glazed windows and gas central heating, ensuring comfort all year round. Key Features: - 4 spacious bedrooms - 2 reception rooms - Conservatory with garden access - Private rear garden



- Amazing 4 Bedroom Victorian Terraced House in Goodmayes
- 2 Spacious Ground Floor Reception Rooms along with 4 Bedrooms and 2 Bathrooms
- EPC Rating C, Council Tax Band E, London Borough of Redbridge
- Property Is Located A Short Walk To Goodmayes Station with Great Local Schooling Options
- Property Has Scope for Future Development into Loft and Rear (STPP)
- Ample Storage Throughout

Guide Price £625,000

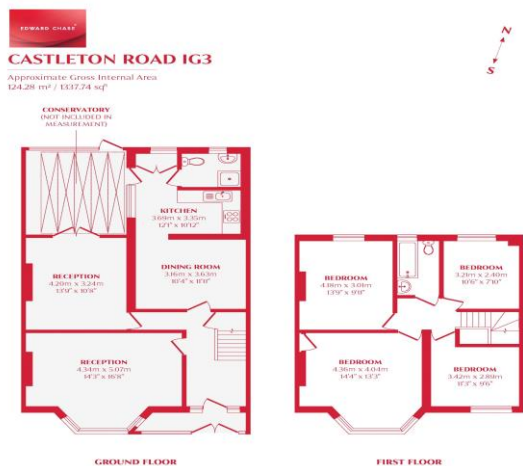
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Driveway parking for 2+ cars - Ground-floor shower room & first-floor bathroom - Gas central heating & double glazing throughout - Porch entrance & freehold tenure - Vacant possession – ready to move in - Superb location walking distance to Goodmayes Station (Elizabeth Line) - Numerous primary & secondary schooling options This home offers excellent development potential, making it a perfect investment or family property in a sought-after location. Close to local schools, shops, and transport links, it combines convenience with comfort. Tenure: This property is sold vacant possession on the freehold basis. Rental: Estimated monthly rental: £2,500-£2,700 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



This plan is not to scale and must be used as a guide 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		
69-80	C	69 C	79 C
55-68	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.