



**Guide Price**  
**£550,000**

**Freehold**

3x  1x  2x 

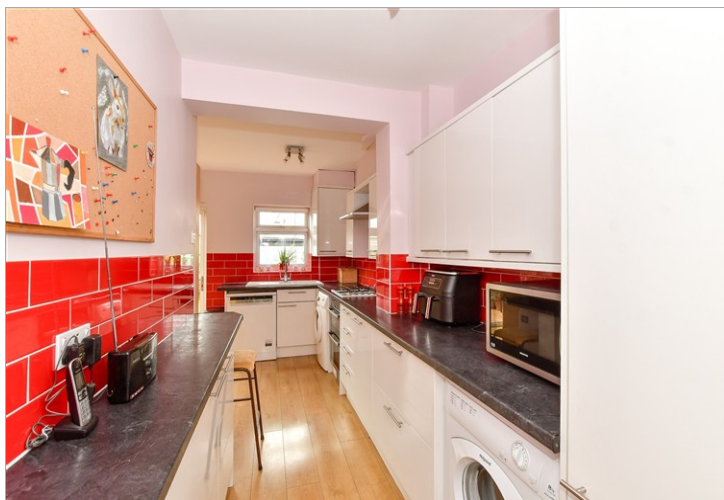
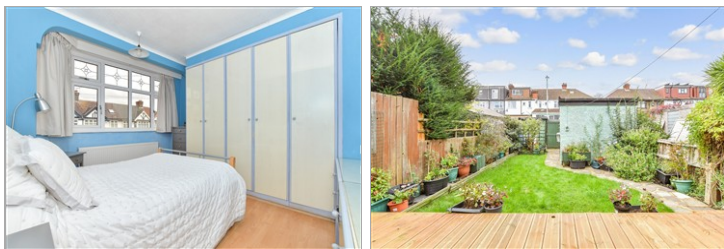
**Ilfracombe Gardens,  
Chadwell Heath, Essex,  
RM6**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Attractive terraced house with off street parking
- Lounge & separate family room
- Spacious kitchen/diner
- Garage/Outbuilding
- Walking distance to Goodmayes station
- Close to schools, shops & places of worship

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'7 x 10'8 (3.53m x 3.25m)

Family Room : 12'1 x 10'3 (3.69m x 3.13m)

Kitchen/Diner: 10'1 x 9'3 (3.08m x 2.82m) plus  
5'8 x 15'9 (1.73m x 4.80m)

### BASEMENT

Basement

### FIRST FLOOR

Landing

Bedroom 1: 12'6 x 9'1 (3.81m x 2.77m)

Bedroom 2: 11'9 x 10'9 (3.58m x 3.28m)

Bedroom 3: 9'6 x 6'0 (2.90m x 1.83m)

Bathroom

### OUTBUILDING 1

Garage

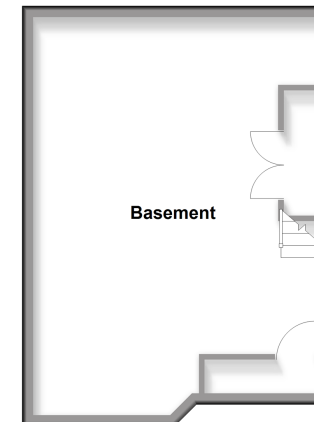
### OUTSIDE

Rear Garden

Off Street Parking

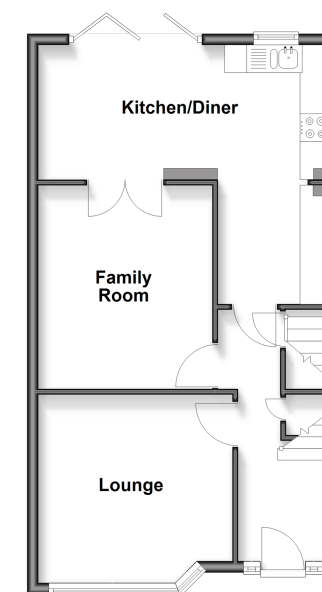
### Basement

Approx. 36.2 sq. metres (390.1 sq. feet)



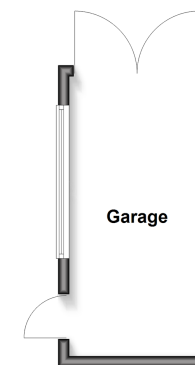
### Ground Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



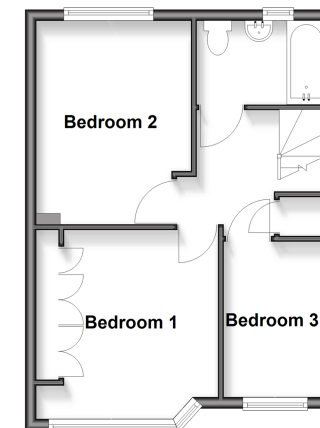
### Outbuilding 1

Approx. 12.3 sq. metres (132.1 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



**Call Chadwell Heath - 020 8597 0043 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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