

Freehold

Guide price of £660,000 - £675,000



### Key Features

- Potential for additional 2x new build 4 Bedroom Houses
- Potential to extend current Property
- Semi Detached House
- Detached Garage
- Off Street Parking
- Gas Central Heating
- Double Glazing
- Extremely Large Garden
- No Onward Chain





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### **Spacious Family Home with Huge Potential!!**

**Whether you are Looking for a spacious family home with tremendous investment opportunity or your next development opportunity..... look no further !!!**

Dwelling Solutions are very pleased to present this lovely family home with huge potential for future extensions (subject to planning permission). The property benefits from spacious living rooms and bedrooms for any large or growing family.

Ideally located on a quiet residential street within the popular area of Chadwell Heath the property offers easy access to public transport, Chadwell Heath train station (Crossrail line), local shops and schools.

### **Tremendous investment opportunity!!**

The property further benefits from having the potential to have 2 x 4 bedroom houses built on the rear garden plot.

A hope valuation has been carried out by a reputable firm and the vendors have been informed that two new build 4 bedroom houses could be built in the rear garden facing the eastern avenue. (Subject to planning permission)

Similar new build properties have been constructed with planning permission granted within neighbouring property.

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## Entrance

Double glazed door leading into hallway.

## Hallway:

Double glazed door, ceiling coving, light fixture, radiator, electrical sockets, staircase leading to the first floor landing, built in storage cupboards under the staircase, Fitted carpet flooring.

## Through lounge: 26'02 x 12'09

Double glazed window facing the front, ceiling coving, light fixture x2, radiators, electrical sockets, telephone port, fitted carpet flooring.

## Kitchen: 10'06 x 8'08

A range of wall and base units, fitted work top, partly tiled walls, sink unit with drainer and mixer tap, integrated cooker hob, integrated dishwasher, integrated washing machine, electrical sockets, light fixture, double glazed window facing the rear, double glazed door leading to garden room, tiled flooring.

## Garden Room: 18'06 x 12'05

Double glazed French double doors leading to garden. Large double glazed windows facing the garden, spot lights, electric radiator, electrical sockets, built in storage cupboard, laminate flooring.

## Ground Floor Wet Room: 8'09 x 5'04

Double glazed obscure window facing the side, spot lights, tiled walls throughout, wall mounted w/c, wall mounted wash basin with mixer tap, thermostatic shower system, chrome towel rail radiator, tiled flooring.

## First Floor Landing

Ceiling coving, light fixture, Doors leading to the bedrooms and bathroom,

## Bedroom 1: 13'06 x 11'08

Double glazed window facing the front, ceiling coving, light fixture, electrical sockets, radiator, fitted wardrobes, fitted carpet flooring.

## Bedroom 2: 12'04 x 9'08

Double glazed window facing the rear, ceiling coving, light fixture, electrical sockets, radiator, built-in storage cupboard, fitted carpet flooring.

## Bedroom 3: 12'10 x 6'09

Double glazed window facing the front, light fixture, ceiling coving, electrical sockets, radiator, fitted wardrobe, fitted carpet flooring.

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Bathroom: 9'07 x 8'09

Double glazed obscure window facing the rear, spot lights, tiled walls throughout, three piece bathroom suite comprising of wash basin with mixer tap, low level w/c, walk in shower with thermostatic shower system, wall mounted extractor fan, wall mounted cabinet, chrome towel rail radiator, tiled flooring.

Rear Garden:

Very spacious large garden, comprising of mature hedges, fruit trees, flower beds along the sides, wooden summer house, mainly lawn area.

Garage:

Detached garage to the side of the property, double glazed door and window, providing great storage facility and fantastic potential for future development (STPP)

Front Garden:

Paved drive way providing off street parking, raised flower bed to the side, large metal double gates providing side access to the property, garage and garden area.

### Energy performance Certificate

#### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.



# DWELLING SOLUTIONS

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*17 years  
in serving the Local  
Community*

