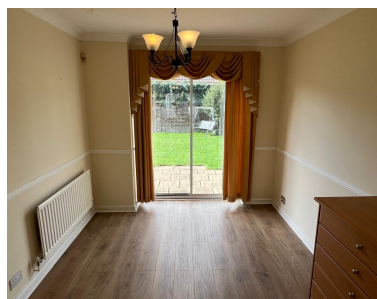




DWELLING SOLUTIONS
PROPERTY CONSULTANTS

Bexley Gardens, Chadwell heath, RM6
Freehold

Offers in excess of £670,000



LOOKING FOR THAT IDEAL FAMILY HOME ?... THEN LOOK NO FURTHER!!!!

Dwelling Solutions are very pleased to present the opportunity to acquire this lovely family home located within a quiet residential area. The property offers 4 good size bedrooms including master bedroom with ensuite, spacious living and kitchen areas for any large or growing family.

Dwelling Solutions Limited
859 High Road, Goodmayes, IG3 8TG

Bexley Gardens, RM6— offers in excess of £670,000
Call 0208 597 9176 to arrange a viewing



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Ideally located on a quiet residential street just off Barley Lane, Goodmayes, the property also benefits from easy access to public transport, including Goodmayes train station (Elizabeth line), local shops and within the catchment of popular local schools and college. This detached property has not been extended thus offers huge potential for future ground floor and part first floor extensions subject to local authority approval. The property is being sold with no onward chain.

We would strongly recommend viewing this lovely family home to avoid any disappointment!!!

Features:

- Detached Property
- 4 Good Size Bedrooms
- Master bedroom with Ensuite
- Huge potential to extend STPP
- Large spacious garden
- Quite residential area
- Garage and Off-street parking
- Close to local schools and college
- Fantastic Transport links and Local Amenities
- No onward Chain

Hallway:

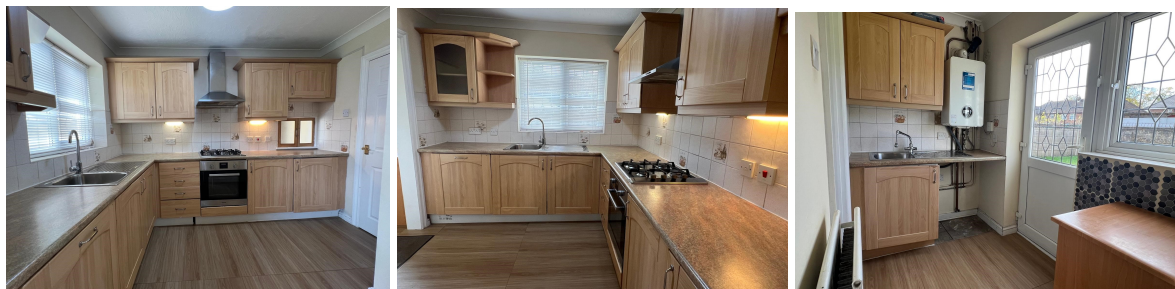
Double glazed door, ceiling coving, light fixture, smoke alarm, radiator, electrical sockets, staircase leading to the first floor landing, laminate flooring.

Through Lounge: 28'09 x 11'08

Double glazed window to the front, ceiling coving, light fixtures, radiators, electrical sockets, telephone port, double glazed sliding door providing access to the garden, laminate flooring.

Kitchen: 16'09 x 10'08 narrowing to 6'01

spacious fitted kitchen with a range of wall and base units, rolled over work top surfaces, partly tiled walls, sink unit with drainer and mixer tap, integrated cooker hob, integrated oven/grill, integrated dishwasher, electrical sockets, spot lights, additional utility area with a range of units, sink drainer with mixer tap, plumbing for washing machine double glazed window to rear, double glazed door providing access to the garden, wooden paneled door providing access to the garage, laminate flooring



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Ground Floor Toilet:

Spot lights, partly tiled walls, w/c, wash basin with mixer tap, radiator, tiled flooring.

First Floor Landing

Ceiling coving, spot lights, smoke alarm, Doors leading to the bedrooms and bathroom, fitted carpet flooring

Bedroom 1: 15'09 x 11'08

Double glazed window to the front, ceiling coving, spot lights, electrical sockets, radiator, built-in wardrobe, fitted carpet flooring.

Bathroom Ensuite:

Double glazed window to the front, partly tiled walls, spot lights, towel rail radiator, w/c, wash basin with mixer tap, shower cubicle with thermostatic shower system, tiled flooring.

Bedroom 2: 11'08 x 8'07

Double glazed window to the rear, ceiling coving, light fixture, electrical sockets, radiator, fitted carpet flooring.

Bedroom 3: 13'01 x 7'09

Double glazed window to the front, light fixture, ceiling coving, electrical sockets, radiator, built in storage cupboard, fitted units with integrated study desk, fitted carpet flooring.

Bedroom 4: 8'04 x 9'05 to fitted wardrobe

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



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Bathroom: 8'07 x 7'06

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

Garage: 17'09 x 7'08

White retractable door providing access from the driveway, wooden paneled door providing access from the kitchen, lights fixtures, electric sockets, wall mounted shelving, concrete flooring.

Rear Garden:

Large squared garden, brick-built walls, paved area providing seating area, mainly lawn area, metal gate proving side access.

Front Garden:

Paved drive way providing off street parking, access to garage, lawn area with flower beds to side.



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Energy Performance Certificate:

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

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.

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