



## Berkeley Avenue Ilford, IG5 0UN

Edward Chase Estate Agency is delighted to present this newly refurbished three-bedroom semi-detached bungalow to the residential lettings market. Located in the highly desirable area of Clayhall, IG5, this well-presented bungalow is perfectly suited to families or professional sharers seeking a spacious property with excellent local amenities and convenient transport links. This attractive bungalow has been recently refurbished throughout, offering bright and comfortable living accommodation. The property features a large private reception room, ideal for relaxing or entertaining guests, alongside a modern fitted kitchen complete with kitchen white goods, providing convenience for day-to-day living. The property offers three well-proportioned bedrooms, allowing flexibility for family living or home working. A modern family bathroom serves the home, while ample storage is available throughout the property. Externally, the bungalow benefits from a

- Newly Refurbished Semi-Detached Bungalow in Clayhall
- Driveway Parking & Ample Storage
- Great Location with Many Schooling Options
- 3 Spacious Bedrooms & Family Sized Bathroom
- Large Rear Garden
- EPC Rating D, Council Tax Band E, London Borough of Redbridge

**Monthly Rental Of £2,199**

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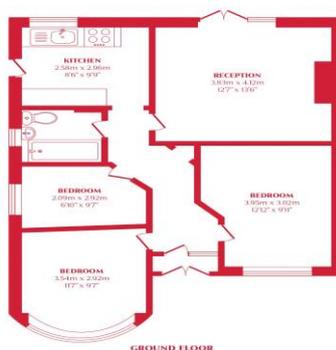
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outdoor entertaining, family activities, or enjoying outdoor space. To the front, the property offers a private driveway with off-street parking, as well as additional street parking. A garage is also available for storage purposes. Ideally positioned within walking distance of Barkingside High Street and Barkingside/Fairlop Station, residents will benefit from a wide range of shops, supermarkets, restaurants, and local amenities. The property is also conveniently located close to highly regarded schools, making it a strong option for families. Key Features: - Newly refurbished three-bedroom bungalow - Semi-detached property in sought-after Clayhall - Spacious private reception room - Modern fitted kitchen with white goods included - Three well-sized bedrooms - Family bathroom - Gas central heating with combination boiler - Double glazed windows - Ample storage throughout - Large private rear



**EDWARD CHASE**  
**BERKELEY AVENUE IG5**  
Approximate Gross Internal Area  
64.01 m<sup>2</sup> / 689.00 sq<sup>ft</sup>



This plan is not to scale and must be used as layout guidance 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 for errors in contract, text 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		88 B
69-80	C		
55-68	D	60 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.