



CHURCHILL
estates

Bergholt Avenue, Redbridge, IG4 5NE
£575,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Offered for sale with the added benefit of no chain, Churchill Estates are pleased to present this well proportioned, three bedroom terraced family home ideally situated within just 10 minutes of Redbridge Central line station (0.6 miles).

The ground floor of this 1930's property comprises a spacious living room with feature bay window to front, large second reception/dining room, extended fitted kitchen, downstairs W/C and a low maintenance rear garden.

On the first floor you will find a large main bedroom with fitted wardrobes and a bright bay window, second double bedroom, a smaller third bedroom/office and a sizeable four piece bathroom.

Further benefitting from a detached garage at the rear of the garden, double glazing throughout, gas central heating and potential to extend into the loft (STPP). For more information or an appointment to view, please contact the office at your convenience.

