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57 Lansbury Avenue  
Chadwell Heath, Essex RM6 6SD  
Price guide £425,000

## 57 Lansbury Avenue, Chadwell Heath, Essex RM6 6SD

PRICE GUIDE £425,000 - £450,000 - CHAIN FREE - Offered to the market with the added advantage of no onward chain, this substantial four-bedroom terraced townhouse provides spacious and versatile family accommodation arranged over three floors. Recently redecorated throughout, the property is presented in excellent condition and offers well-proportioned living space ideally suited to modern family living. Further benefits include a detached garage, generous bedroom accommodation and a flexible layout that can easily adapt to a variety of lifestyle requirements. Conveniently positioned within close proximity to a selection of highly regarded local schools, nearby stations offering excellent transport links into Central London, and with easy access to the A12 for commuters, this property represents an outstanding opportunity for families and professionals alike seeking a well-connected home in a popular residential location.

### OPEN PLAN LOUNGE 14'5 x 13'1 (4.39m x 3.99m)

Multi paned obscure double glazed entrance door, four light multi paned double glazed bay with fanlights over,

### INNER HALL

Multi paned obscure double glazed entrance door, stairs to first floor, laminated wood strip floor, doors to:

### CLOAKROOM

Low level wc, wall mounted wash hand basin, laminated wood strip flooring, tiled walls, extractor fan, spotlight to ceiling.

### KITCHEN 9'10 x 9'10 (3.00m x 3.00m)

Range of wall and base units, working surfaces, cupboards and drawers, built-in oven, with extractor fan above, stainless steel sink unit with mixer tap, plumbing for washing machine, tiled splashback, laminated wood strip flooring, obscure multi paned double glazed door to rear garden, two light multi paned double glazed window with fanlight over.

### FIRST FLOOR LANDING

Stairs to second floor, radiator, two light multi paned double glazed window with fanlight over, doors to:

### BEDROOM ONE 14'5 x 13'1 (4.39m x 3.99m)

Two multi paned double glazed windows with fanlights over, laminated wood strip flooring, double radiator.

### BEDROOM TWO 13'1 x 7'7 (3.99m x 2.31m)

Two light multi paned double glazed window with fanlight over, double radiator, laminated wood strip flooring.

### SECOND FLOOR LANDING

Spotlight to ceiling, built in storage cupboard, multi paned double glazed window, doors to:

### BEDROOM THREE 13'1 x 11'6 (3.99m x 3.51m)

Two multi paned double glazed windows with fanlights over, double radiator, laminated wood sip flooring.

### BEDROOM FOUR 11'6 x 7'7 (3.51m x 2.31m)

Two light multi paned double glazed window with fanlight over, double radiator, laminated wood strip flooring, built-in shelving to one wall.

### BATHROOM 7'3 x 5'11 (2.21m x 1.80m)

Tiled panel enclosed bath with mixer tap, shower attachment and glazed side screen,

pedestal wash hand basin, low level wc, tiled walls, tiled floor, skylight window, heated towel rail.

### REAR GARDEN

Paved rear garden, outside tap, outside light, pedestrian rear access, door to:

### DETACHED GARAGE 16'5 x 10'2 (5.00m x 3.10m)

Accessed from rear service road. Up and over door, power and lighting.

### FRONT GARDEN

Lawn area.

### COUNCIL TAX

Barking and Dagenham - Band D

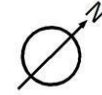
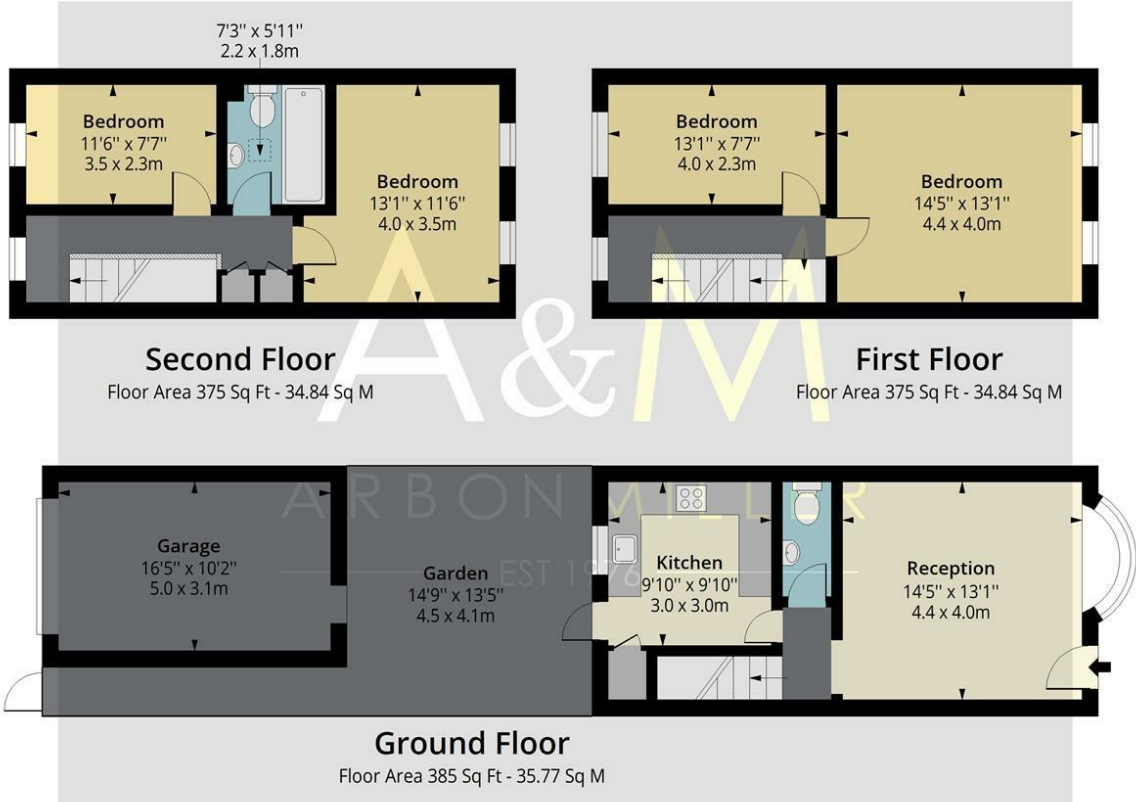
### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



# Lansbury Avenue RM6

Approx. Gross Internal Area 1135 Sq Ft - 105.45 Sq M  
 Approx. Gross Garage Area 167 Sq Ft - 15.51 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 10/6/2026

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

