

**£630,000**

**TENURE : FREEHOLD**

**Waremead Road, IG2 6TF**

**Bedrooms : 5**

**Bathrooms : 2**

**Reception Rooms : 1**

**Cranbrook Lettings Ltd**  
713 Cranbrook Rd, Ilford, IG2 6RJ  
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\*\*\*\*\*Chain Free \*\*\*\*\*

- Five Bedrooms
- Two Bathroom / additional toilet
- Modern Fitted Kitchen
- Large Lounge/dining Area
- Gas Central Heating
- Fully double-glazed window
- Viewings Highly Recommended.
- Council tax Band D , EPC Rating D.

The property is arranged over three levels.

We are delighted to offer for sale this stunning family home situated on one of Gants Hill premier roads offering excellent access to Gants Hill, Central Line Station, local shops and schools.

Ground floor offers lounge/dining room, extended modern fitted kitchen and Toilet. Two spacious bedrooms on the Ground Floor.

First Floor - Two bedrooms and family bathroom with extra storeroom.

Second Floor - Another bedroom with en-suite shower room.


Externally there is Driveway and easily maintainable rear garden.

This property is currently Licensed Five Room HMO. Rental income of £3200 pcm.

Cranbrook Lettings Ltd is the sellers agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

[Virtual Tour](#)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Ilford, IG2

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