

DURDEN & HUNT

INTERNATIONAL



Warley Avenue, Chadwell Heath RM8

Price Guide £475,000

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- Good Sized Garden
- Lounge & Separate Dining Room
- Excellent Transport Links
- Ground Floor WC
- Three Bedrooms
- Off Road Parking
- Integrated Kitchen Appliances
- Contemporary Family Bathroom

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Council Tax Band: C



Located in a well connected area of Chadwell Heath, this delightful terraced home offers a wonderful balance of style, space, and practical living.

The ground floor boasts a bright and inviting living room, a sleek, modern kitchen with integrated appliances, and a dining room at the rear that opens seamlessly onto the garden, creating a perfect flow for both everyday family life and entertaining. A thoughtfully positioned WC completes the versatile ground floor accommodation.

Upstairs, three beautifully proportioned bedrooms are served by a contemporary family bathroom, combining comfort and modern elegance.

Outside, a patio and lawn provide a serene setting for relaxing or entertaining, while off road parking at the front adds both convenience and practicality.

The area benefits from excellent transport links, including Chadwell Heath and Dagenham Heathway stations on the Elizabeth Line, alongside local bus routes and convenient road access via the A12, A13, and A406. Residents also enjoy extensive green spaces such as Mayesbrook Park, Parsloes Park, Eastbrookend Country Park, and Beam Valley Country Park, ideal for outdoor recreation and relaxation. The location is well served by a selection of reputable schools, including Robert Clack Primary and Secondary School and Warren Primary and Secondary School, while a wide range of shops, supermarkets, and leisure facilities provides everyday convenience and supports a balanced, vibrant lifestyle.

Contact Durden & Hunt for a viewing!

Council Band C Barking & Dagenham

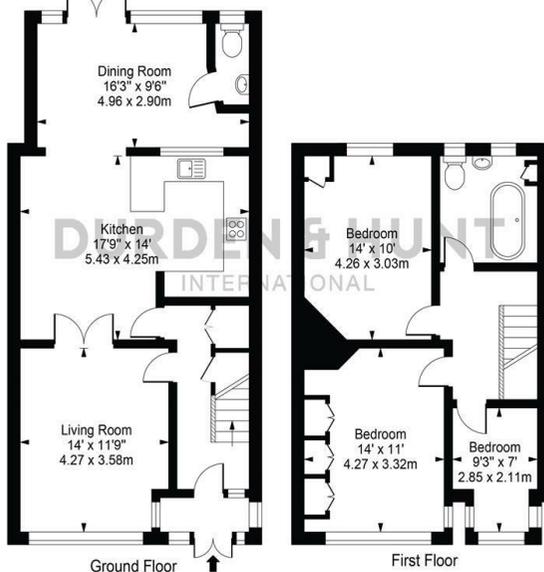
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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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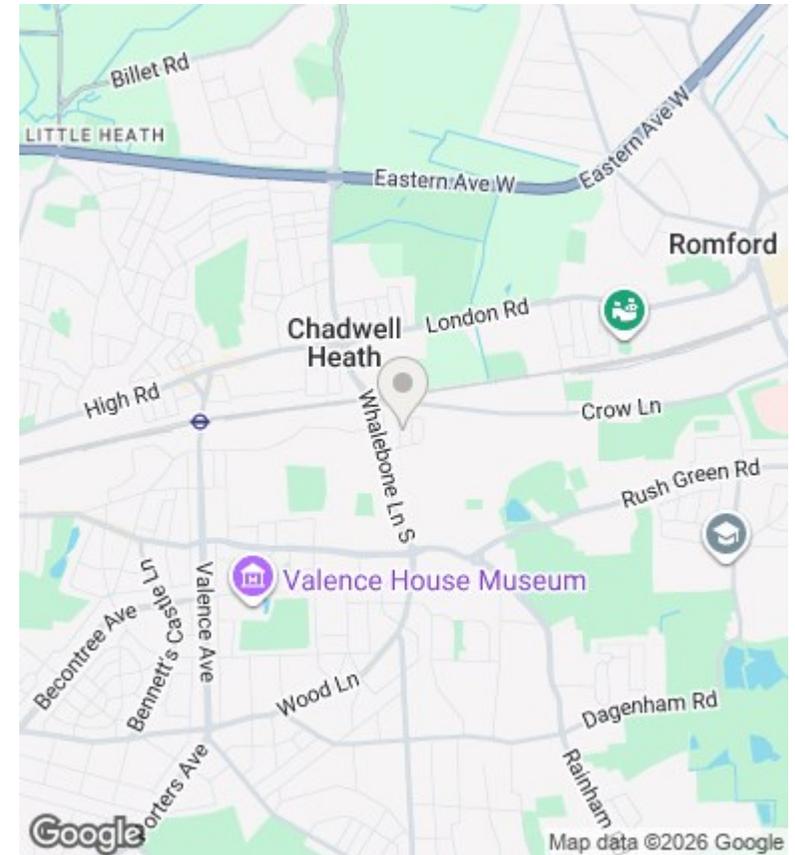


Warley Avenue
 Approx. Gross Internal Area 1176 Sq Ft - 109.24 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	