

**Guide Price**

**£500,000**

**Freehold**

4x  1x  1x 

**Kingston Hill Avenue,  
Chadwell Heath, Essex,  
RM6**

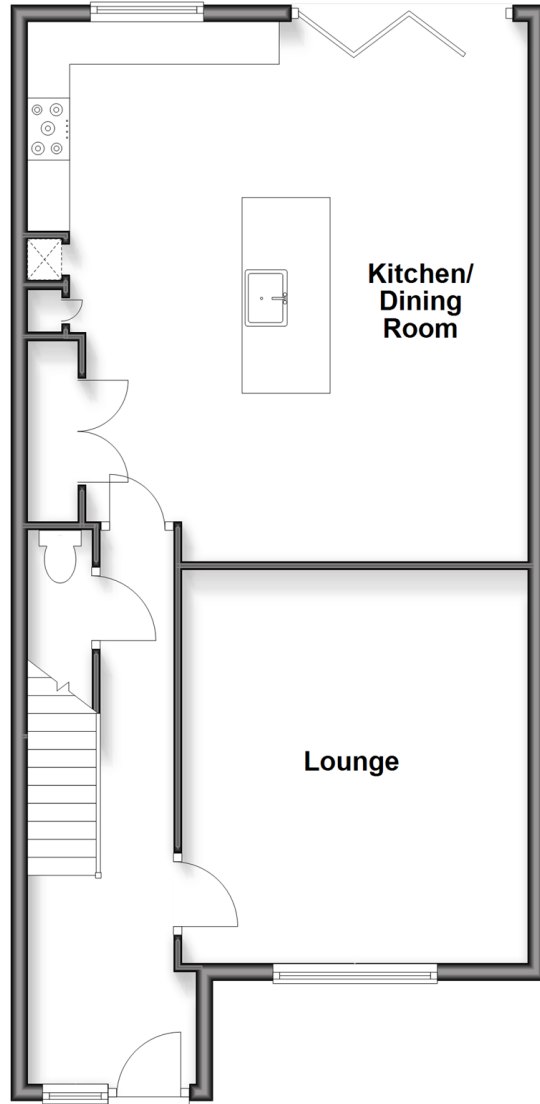
**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards

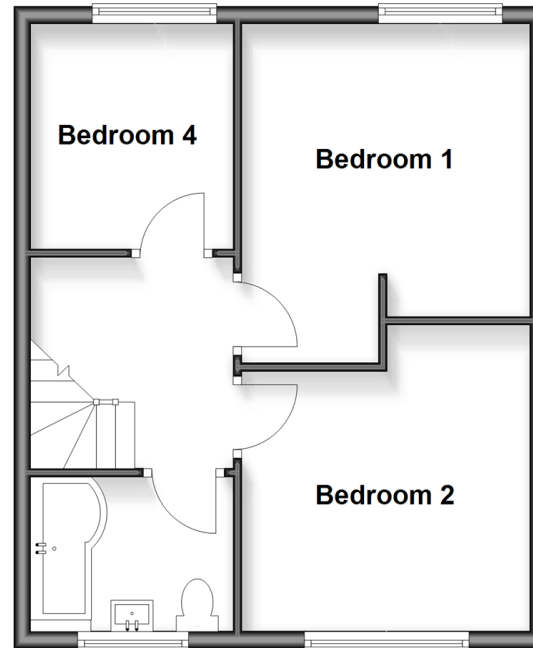
## Ground Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



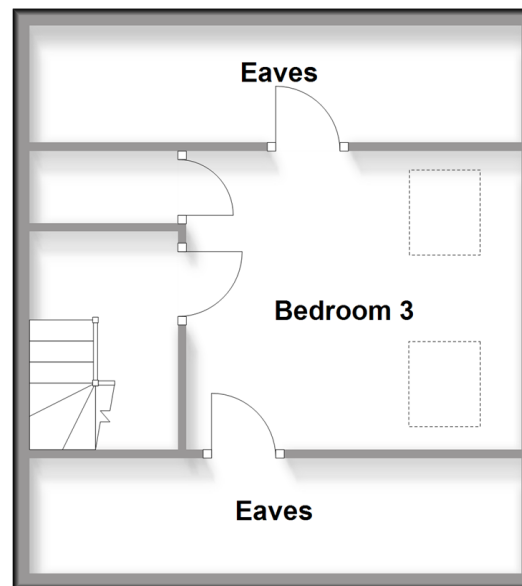
## First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



## Second Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'2 x 13'0 (4.63m x 3.97m)

Kitchen/Dining Room: 21'7 x 19'4 (6.58m x 5.90m)

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 11'8 x 11'3 (3.56m x 3.43m)

Bedroom 2: 13'2 x 11'3 (4.02m x 3.43m)

Bedroom 4: 8'7 x 7'6 (2.62m x 2.29m)

Bathroom

### SECOND FLOOR

Bedroom 3: 13'2 x 11'4 (4.02m x 3.46m)

### OUTSIDE

Front and Rear Garden





## Main features

- Beautifully presented end of terrace house
- Spacious kitchen/dining room, ideal for entertaining
- Bi-folding doors open on to large rear garden
- Ground floor separate toilet
- Living areas over three floors
- Bus & road links to Newbury Park station & Romford Town Centre



### Nearest Schools

Primary Schools: Marks Gate Junior School 0.3 miles, Crownfield Junior School 0.7 miles, Warren Junior School 0.9 miles  
Secondary Schools: The Warren Comprehensive School 0.8 miles



### Transport Information

Train Stations: Chadwell Heath 1.5 miles, Goodmayes 2.0 miles, Romford 2.0 miles  
Underground Barkingside 2.1 miles, Fairlop 2.2 miles, Hainault 2.2 miles



### Address

Kingston Hill Avenue, Chadwell Heath, Essex, RM6



### Directions

For directions to this property please contact us.





Call Chadwell Heath Branch 020 8597 0043 ■ [douglasallen.co.uk](https://douglasallen.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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