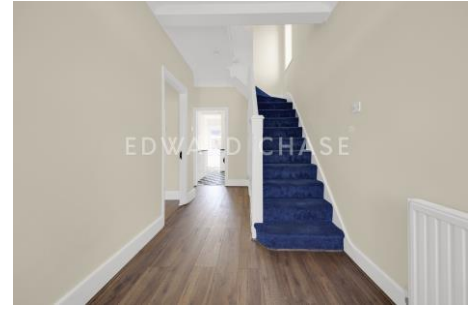




Beehive Lane Ilford, IG1 3RH

Edward Chase are delighted to present this newly refurbished four-bedroom house, ideally located in Gants Hill. Situated within a short walk of Gants Hill Station, the property offers excellent transport links and convenient access to a wide range of local amenities and schooling options. With its spacious accommodation and practical features, this home is ideal for families or those looking for a comfortable and conveniently located property. The property benefits from:

- Four generously sized bedrooms
- Two bathrooms
- Spacious reception room
- Ample storage throughout
- White goods included
- Double-glazed windows
- Gas central heating
- Combination boiler
- Unfurnished
- Corner-positioned house
- Rear garage providing additional storage
- Laminate flooring throughout
- Carpeted stairs
- EPC Rating: D
- Council Tax Band: E
- London Borough of Redbridge

With its generous living space, excellent transport connections and proximity to local schools

- Newly Refurbished Four-Bedroom House
- Short Walk to Gants Hill Station
- Rear Garage & Ample Storage
- Gas Central Heating & Combination Boiler
- Two Bathrooms
- Spacious Reception Room
- White Goods Included
- Double-Glazed Windows

Monthly Rental Of £2,700

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With its generous living space, excellent transport connections and proximity to local schools and amenities, this newly refurbished home offers a

fantastic opportunity for those seeking space, comfort and convenience in Gants Hill. Early viewing is highly recommended. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.