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15 Gresham Drive
Chadwell Heath, Essex RM6 4TL
Price guide £500,000

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Guide Price *** £500,000 - £525,000 *** Extended 3-Bedroom End of Terrace Home in Immaculate Condition. Presented in show home condition throughout, this beautifully extended three-bedroom end of terrace property offers stylish and spacious living, perfect for modern family life. The ground floor features a bright and airy through-lounge, a contemporary extended fitted kitchen, and a well-maintained rear garden, ideal for entertaining or relaxing. Upstairs, there are three generous bedrooms and a modern family shower room, all finished to a high standard. The property further benefits from off-street parking to the front and a private driveway, with shared side access leading to a rear access point. Located in a popular residential area, the home is within easy reach of local schools, shops, and transport links, offering convenience and comfort in equal measure.

ENTRANCE PORCH 5'5 x 4'5 (1.65m x 1.35m)
UPVC double glazed door with leaded light style obscure inserts, obscure double glazed fanlights and fixed sidelights, double glazed obscure window to flank, tiled floor, two wall light points, wooden entrance door with obscure glazed insert, sidelights and fanlights over leading to:

ENTRANCE HALL 11'9 x 5'5 (3.58m x 1.65m)
Stairs to first floor, laminated wood strip flooring, understairs storage cupboard housing provisions for an electric car charge point, provisions for hardwired ethernet cable to possible outbuilding,, double radiator, fitted mirror, inset LED lighting, NEST thermostat system, hardwired fire alarm, doors to:

THROUGH LOUNGE 22'6 into bay x 10'6 (6.86m into bay x 3.20m)
Two light double glazed bay with fanlights over, double radiator, Media wall with inset feature fire surround and concealed storage area, hardwired ethernet cable, laminated wood strip flooring, 5kw air con unit, further double radiator, wash hand basin with tiled splashback and mixer tap, feature wood panelled wall, two wall light points, double glazed sliding door and fixed sidelight leading to rear garden.

KITCHEN 13'8 x 6'10 to extremes (4.17m x 2.08m to extremes)
Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, water softener, four burner electric hob with extractor fan over, electric under counter oven, splashback, tiled floor, spotlights to ceiling, double radiator, wall mounted Ideal boiler, extractor fan, plumbing for washing machine, recess for American style fridge/freezer, obscure double glazed door with sidelight, hardwired Co2 alarm.

FIRST FLOOR LANDING 7'9 x 5'8 (2.36m x 1.73m)
Double glazed window to flank, access to fully board and insulated loft, hardwired fire alarm, doors to:

BEDROOM ONE 11'7 into bay x 10'2 (3.53m into bay x 3.10m)
Two light double glazed bay with fanlights over, double radiator, fitted wardrobe to one wall with internal lighting inset LED lights and spotlights to ceiling, 5kw air con unit, hardwired ethernet cable.

BEDROOM TWO 10'7 x 10'2 (3.23m x 3.10m)
Wood strip flooring, double radiator, double glazed window with two fanlights over, spotlights to ceiling, fitted wardrobes to one wall with internal lighting, hardwired ethernet cable.

BEDROOM THREE 7'4 x 5'8 (2.24m x 1.73m)
Double glazed window with fanlight over, double radiator, wood strip flooring, hardwired ethernet cable.

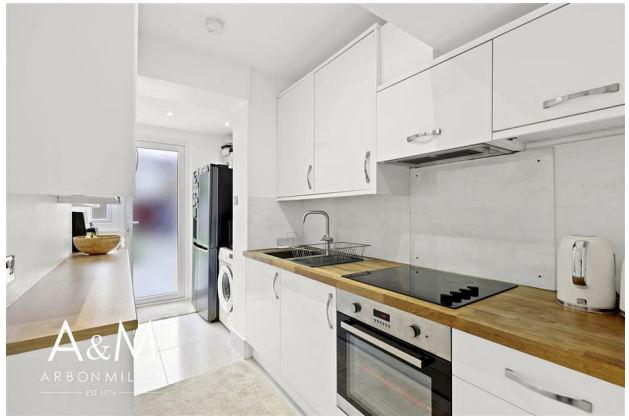
SHOWER ROOM 5'10" x 5'8" (1.78m x 1.73m)
Corner shower cubicle with mixer tap, shower attachment, rainforest shower head and glazed doors, close cupled wc, vanity unit with wash hand basin, mixer tap, storage under and demisting illuminating mirror, tiled walls, tiled floor, heated towel rail, obscure double glazed window with fanlight over.

REAR GARDEN
Paved patio area, paved pathway leading to rear, timber shed on hardstanding, remainder laid to lawn, pedestrian side access, security lights, outside tap, outside power point, radiator release valves.

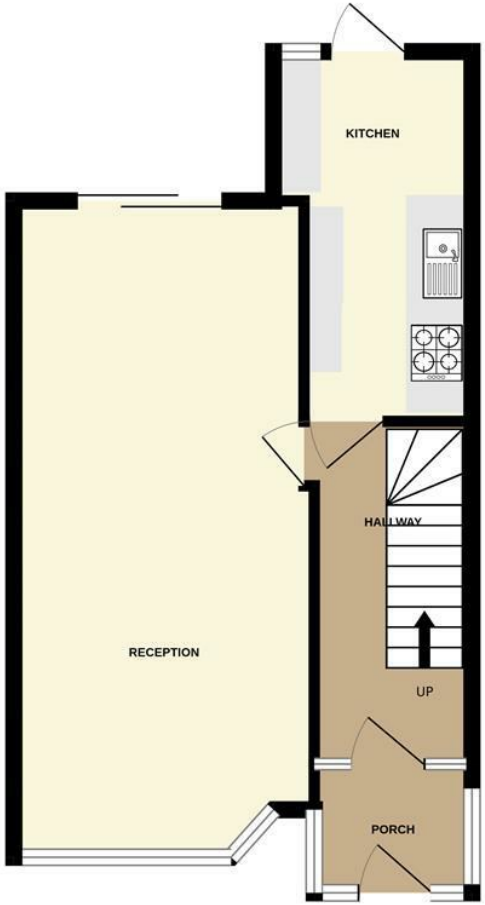
FRONT GARDEN
Paved front garden providing OFF STREET PARKING for two vehicles. Shared side access.

COUNCIL TAX
London Borough of Redbridge - Band D

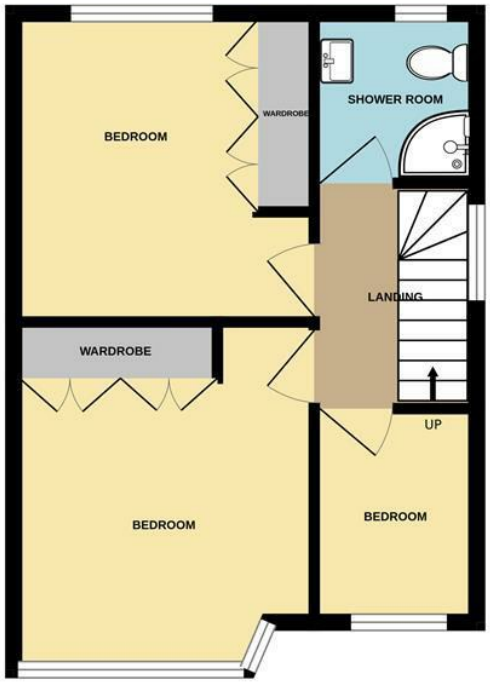
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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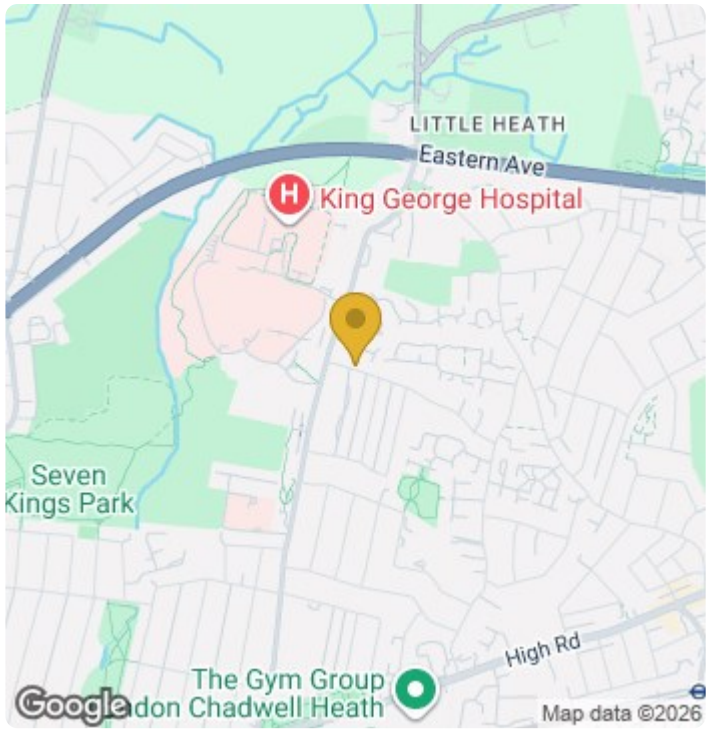

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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