



Chadwell Avenue RM6 4QH

Guide Price: £500,000 - £515,000 Edward Chase has for sale this attractive three-bedroom family home situated on Chadwell Avenue, RM6 4QH, offered chain free and available on a freehold tenure, making it an excellent opportunity for first-time buyers, growing families, or investors seeking a strong long-term asset. The property is well presented throughout and offers a comfortable layout with further scope to enhance and extend, subject to the necessary planning permissions (STPP). To the front, the home benefits from convenient driveway parking, providing valuable off-street parking. Internally, you are welcomed into a bright and spacious through lounge, offering a versatile living and dining area ideal for both everyday family life and entertaining. To the rear sits a separate galley-style kitchen, finished to a modern standard and providing direct access to the rear garden. The first floor comprises three well-proportioned bedrooms along with a stylish family

- 3 Bedroom House For Sale, Offered Chain Free For Quick Sale
- Driveway Parking, Large Rear Garden & TreeHouse
- 3 Good Size Bedrooms With Future Development Opportunities (STPP)
- Property Has Been Emptied Throughout Providing You With A Hassle Free Purchase
- Walking Distance To Goodmayes Station & Offers A Range Of Local Schooling Options
- EPC Rating C, Council Tax Band D, London Borough of Redbridge

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glazing throughout and a combination boiler, contributing to a comfortable and energy-efficient home, reflected in its EPC Rating C. Externally, the rear garden is a standout feature, offering a generous and private outdoor space with decking and a charming treehouse, ideal for families and outdoor entertaining. Importantly, the property offers excellent scope for further development, including potential for both a loft conversion and rear extension, subject to planning permission, allowing buyers to significantly increase living space and add value. Further benefits include a low council tax band of D and a highly desirable location within the London Borough of Redbridge, with access to well-regarded schools, local amenities, parks, and strong transport links, making it ideal for commuters and families alike. Goodmayes Station (Elizabeth line) is walking distance alongside Goodmayes retail park. For investors, the



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	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.