



TOTAL FLOOR AREA: 1195sq ft (111.0 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the floor area measurements, all dimensions, areas and other data are approximate and no responsibility is taken for any application or use of the same. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Council, agencies and other sources have not been visited and no guarantee as to their accuracy or efficiency can be given.  
 Made with Metropac (2020)

Council: Redbridge | Council Tax Band: E | Floor Area: 1195.00 sq ft

**CHURCHILL**  
estates

Blenheim Avenue, Ilford, IG2 6JQ  
 £650,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



\*\* Chain free – Available to view immediately by appointment \*\*

Churchill Estates present the opportunity to acquire this well-appointed three bedroom end-of-terrace family home being sold with the added benefit of no onward chain. Ideally located just 0.2 miles from Gants Hill Station and the vibrant High Street, offering a wide range of local amenities, cafes and restaurants on your doorstep.

The ground floor comprises a spacious front reception with a large window that invites ample natural light and beautiful ceiling features, fitted kitchen with a range of base and wall units, generous second reception with patio door providing access to the rear, under stairs storage cupboard and a conservatory which leads you out to the low maintenance garden.

On the first floor you will find three good size double bedrooms, fully tiled bathroom and a separate W/C.

Further benefitting from great potential to extend STPP, double glazing throughout, off street parking, side access, gas central heating and being moments away from the highly regarded and sought after Valentines High School.

For more information or to arrange an appointment to view, please contact the office at your convenience.

