



## Saltash Road Ilford, IG6 2NL

Edward Chase is delighted to present to the residential lettings market this exceptional 5-bedroom family home located on Saltash Road, IG6. This spacious property offers generous living accommodation throughout, including a large open-plan kitchen/reception area, a substantial rear garden, and a unique brick-built outhouse/bar conversion. Ideally suited to families seeking size, practicality, and a prime location close to transport and schools. This property benefits from several key features, including:

- Five large bedrooms
- Two bathrooms
- Spacious open-plan kitchen and reception area
- Ample storage throughout
- Driveway parking and additional street parking
- Impressive 90ft rear garden
- Rear brick-built outhouse/bar conversion
- Double glazed windows
- Gas central heating with combination boiler
- White goods included
- EPC rating C
- Council Tax Band D – London Borough of Redbridge
- Prime location within walking distance to

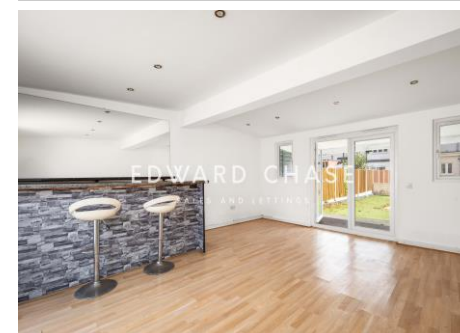
- Five spacious large bedrooms
- Large open-plan kitchen/reception
- Brick-built outhouse/bar conversion
- Walking distance to Hainault Station
- Two modern bathrooms
- 90ft private rear garden
- Driveway parking plus street parking
- Close to sought-after local schools

**Monthly Rental Of £3,000**

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- Gas central heating with combination boiler
- White goods included
- EPC rating C
- Council Tax Band D – London Borough of Redbridge
- Prime location within walking distance to Hainault Station (Central Line)

Close to highly regarded local schools and amenities Internally, the property offers a bright and expansive open-plan living space, perfect for modern family living and entertaining. The generous bedroom sizes provide flexibility for larger families or those working from home, while the additional storage throughout ensures practicality. The standout rear garden, extending approximately 90ft, offers excellent outdoor space, further enhanced by a versatile brick-built outhouse currently set up as a bar—ideal for social use or additional workspace. 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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 76 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.