

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Joydon Drive, CHADWELL HEATH, RM6 4SU

Freehold

£475,000



3



1



2



D

Council Tax: Band D
Redbridge

Payne & Co are pleased to offer for sale this end of terrace property which is an excellent opportunity for first-time buyers, investors or families. The property offers three bedrooms, a first-floor bathroom, two reception rooms and a galley kitchen with access to the garden. The house is well-positioned and benefits from the convenience of nearby public transport links, schools and parks, and being near King George Hospital. The property features an enclosed porch and off-street parking, providing additional convenience. One of the key features of this property is the generously sized 60ft rear garden, which can be accessed via the kitchen and the second reception room. The property also has a shared side access and the potential to extend, subject to planning permission. Moreover, the property is offered with no onward chain, making the process of moving in swift and hassle-free. This property is a fantastic investment opportunity with a lot of potential to become a beautiful family home.

- Three Bedroom End of Terrace
- Fitted Kitchen
- Extension Potential STPP
- Off Street Parking
- No Onward Chain
- Two Reception Rooms
- First Floor Bathroom
- 60 ft Rear Garden
- Shared Side Access
- Ideal Family Home



GROUND FLOOR

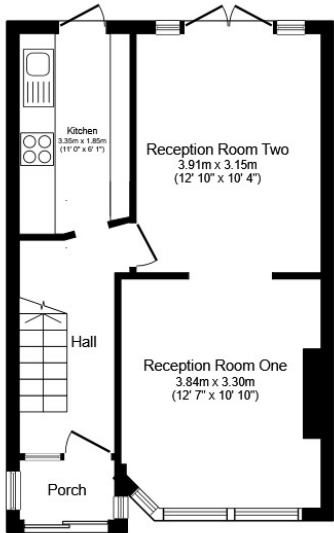
- Enclosed Porch
- Hallway
- Reception One: 10' 10" x 12' 7" (3.30m x 3.84m)
- Reception Two: 10' 4" x 12' 7" (3.15m x 3.84m)
- Kitchen: 6' 1" x 11' (1.85m x 3.35m)

FIRST FLOOR

- Bedroom One: 10' 7" x 13' 1" (3.23m x 3.99m)
- Bedroom Two: 8' 10" x 9' 11" (2.69m x 3.02m)
- Bedroom Three: 6' 1" x 7' 3" (1.85m x 2.21m)
- First Floor Bathroom/WC

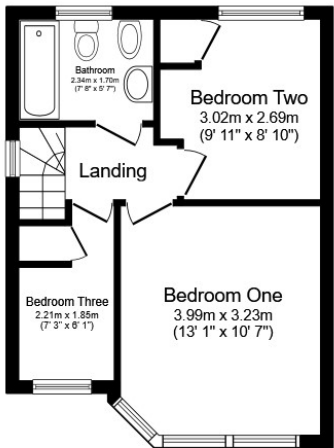
EXTERIOR

- Off Street Parking
- Shared Side Access
- Rear Garden



Ground Floor

Floor area 40.1 sq.m. (432 sq.ft.)



First Floor

Floor area 33.4 sq.m. (359 sq.ft.)

TOTAL: 73.5 sq.m. (791 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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020 8518 3000 | Ilford@payneandco.co.uk | payneandco.co.uk
151 Cranbrook Road, Ilford, IG1 4TA

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit [“terms and conditions”](#) on our website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

