

PAYNE & Co

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Essex Road, CHADWELL HEATH, RM6 4JA

Freehold

Guide Price £500,000



Council Tax: Band D
Redbridge

Guide Price £500,000 - £525,000. For sale is this beautifully presented, neutrally decorated terraced house, offering a perfect blend of modern living and comfort. The property features a spacious, welcoming reception room, a practical and well-equipped kitchen, and three generously sized bedrooms. The four-piece bathroom suite is thoughtfully designed, adding to the property's overall appeal. One of the standout features is the private parking space, providing secure off-street parking. Additionally, the property offers rear access via the garden, a feature not often found in most terraced homes. The Bosch Combi Boiler, installed in October 2023 ensures efficiency and durability, with warranty until 2028. Located in a highly desirable area, this property is well-connected by public transport, including the Elizabeth Line and local bus routes, making commuting effortless. It's also conveniently close to essential amenities, with local shops and services just a short distance away. Families will appreciate the proximity to highly regarded schools, making it an ideal location for those with school-aged children. Green spaces and parks are nearby, providing opportunities for outdoor activities and relaxation.

- Private parking space to the rear
- Period features throughout
- Bosch combi boiler installed 2023, under warranty till 2028
- Rear access via garden
- Decking/patio area in the garden
- Four-piece bathroom suite



GROUND FLOOR

Enclosed Porch
Hallway
Lounge: 15' 1" x 24' 10" into bay (4.60m x 7.57m)
Kitchen: 16' 5" x 8' 2" (5.00m x 2.49m)

FIRST FLOOR

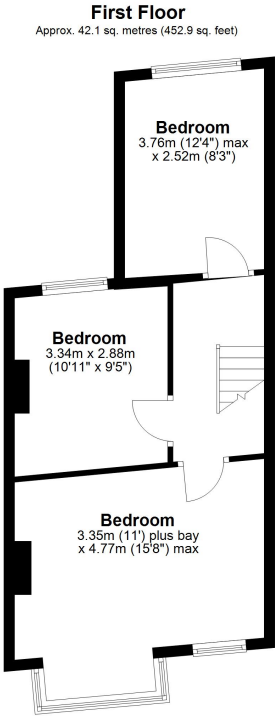
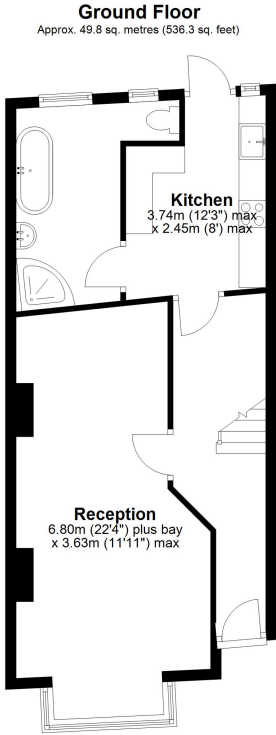
Bedroom One: 11' 9" x 13' 4" into bay (3.58m x 4.06m)
Bedroom Two: 10' 3" x 11' 1" (3.12m x 3.38m)
First Floor Bathroom

SECOND FLOOR

Bedroom Three: 14' 6" maximum x 13' 4" (4.42m x 4.06m)

EXTERIOR

Rear Garden



Total area: approx. 91.9 sq. metres (989.2 sq. feet)

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.
Plan produced using PlanUp.

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- 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		
Very energy efficient - lower running costs		
(94+)	A	87
(81-91)	B	
(69-80)	C	67
(55-68)	D	
(39-54)	E	67
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		