



Eccleston Crescent, CHADWELL HEATH, RM6 4RD Freehold  
£650,000

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Council Tax: Band D  
Redbridge

New to the market is this immaculate 3 bedroom house situated in a highly desirable part of Goodmayes, the family home boasts a stunning open-plan design that brilliantly utilises space, enhancing the flow between the reception room and living space perfect for when entertaining guests. The house also features a fully equipped kitchen, allowing for at-home culinary adventures. Uniquely, this property comes with the added benefit of parking, providing convenience for vehicle owners. Located in a strong local community, the house is ideally situated near popular schools, amazing green spaces, and public transport links, allowing for easy commutes and access to outdoor activities. This property represents an excellent opportunity for families seeking a comfortable and convenient lifestyle.

- Three Bedrooms
- EV Charging point
- Ground floor shower room
- Loft Room
- Extended open-plan kitchen
- Outbuilding



**GROUND FLOOR**

Hallway

Reception: 10' 11" x 14' 5" into bay (3.33m x 4.39m)

Ground Floor Shower/WC

Kitchen Diner: 15' 10" into recess x 30' 9" (4.83m x 9.37m)

**FIRST FLOOR**

Bedroom One: 10' x 14' 6" to bay (3.05m x 4.42m)

Bedroom Two: 9' 3" x 11' 7" to bay (2.82m x 3.53m)

Bedroom Three: 6' 8" x 6' 9" to bay (2.03m x 2.06m)

First Floor Bathroom/WC

**SECOND FLOOR**

Loft Room: 9' 10" x 12' 1" (3.00m x 3.68m)

**EXTERIOR**

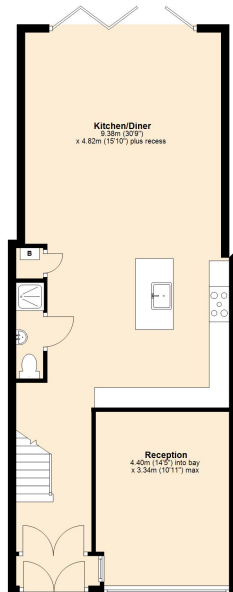
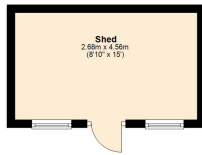
Off Street Parking

Rear Garden

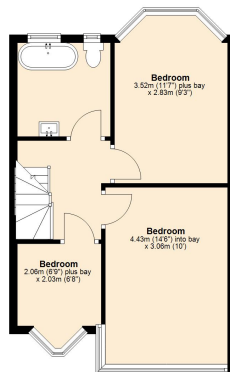
Garden Shed: 8' 10" x 15' (2.69m x 4.57m)



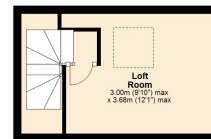
Ground Floor including Shed  
Approx. 60.9 sq. metres (557.9 sq. feet)



First Floor  
Approx. 40.6 sq. metres (358.5 sq. feet)



Second Floor  
Approx. 14.3 sq. metres (154.4 sq. feet)



Total area: approx. 135.5 sq. metres (1458.7 sq. feet)

While every attempt has been made to ensure the accuracy of the floorplans, measurements of floors, recesses, steps and bay dimensions are approximate and the responsibility to check 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 PlanSpace.

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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		Current	Potential
Very energy efficient - lower running costs			
(94+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

