



## Fairlop Gardens Ilford, IG6 2NF

Edward Chase estate agents are proud to present to the sales market this newly refurbished 3/4 bedroom semi-detached house located in Hainault, IG6. This property has been refurbished throughout and is situated in a prime location boasting ample amenities and schooling all within walking distance. No Chain Sale Guide Price £550,000-£580,000 The property has driveway parking for 3+ vehicles and street parking, the ground floor has a huge open plan reception with rear double doors leading into the garden. The front of the property has an office/clock room which is rare feature within this location. The kitchen has ample storage with a bricked tile splash back effect creating a modern and comfortable family environment. The previous garage has been converted into the 4th bedroom which has direct access into the fully tiled master bathroom with his and hers sinks. The rear garden is approx. 80ft with decking, a fishpond, and a workshop garage.

- Amazing Newly Refurbished 3/4 Bedroom Semi-Detached House in IG6
- Rear Garden With Fishpond, Lawn, Decking Area, Private BBQ area and Huge Workshop
- Master tiled Bathroom With His & Her Sinks on Ground Floor, Shower Room with W/C on First Floor
- Spacious Through Lounge Leading into Garden with Ambient Mood Lighting
- 1 Bedroom On Ground Floor and 3 Bedrooms on First Floor
- This Is A Wide Property With 3+ Parking Bays on Drive Way

**Guide Price £550,000**

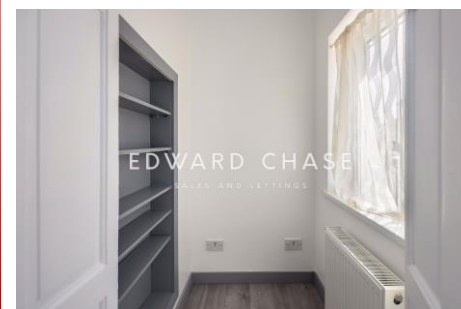
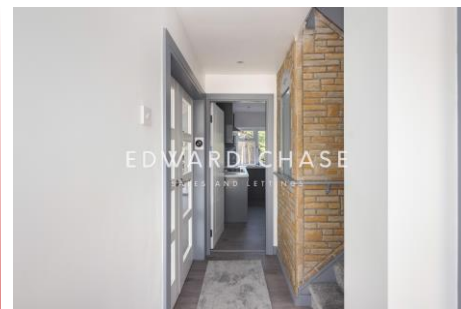
# Fairlop Gardens

## Ilford, IG6 2NF

**Guide Price £550,000**

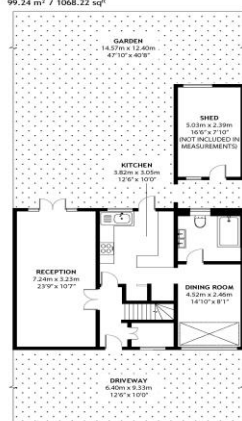
Edward Chase estate agents are proud to present to the sales market this newly refurbished 3/4 bedroom semi-detached house located in Hainault, IG6. This property has been refurbished throughout and is situated in a prime location boasting ample amenities and schooling all within walking distance. No Chain Sale Guide Price £550,000-£580,000 The property has driveway parking for 3+ vehicles and street parking, the ground floor has a huge open plan reception with rear double doors leading into the garden. The front of the property has an office/clock room which is rare feature within this location. The kitchen has ample storage with a bricked tile splash back effect creating a modern and comfortable family environment. The previous garage has been converted into the 4th bedroom which has direct access into the fully tiled master bathroom with his and hers sinks. The rear garden is approx. 80ft with decking, a fishpond, and a workshop garage. There is scope to extend and convert this property to the rear and

into the loft (STPP). The first floor showcases 3 bedrooms and a shower room. The entire property has newly fitted double glazed windows, double radiators with gas central heating. The local area is one of the most sought-after locations in Ilford with ample schooling, amenities, and Hainault Station (Central line) within a 10minute approx. walk. At Edward Chase we feel this home would be great for growing families searching for size, location, and comfort. Lettings We estimate this property would bring a rental yield of £2,000-£2,100 per month making it an attractive freeholder investment opportunity. This property is sold on a freeholder tenure. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let



### FAIRLOP GARDENS IG6

Approximate Gross Internal Area  
99.24 m<sup>2</sup> / 1068.22 sq<sup>ft</sup>



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

### 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.