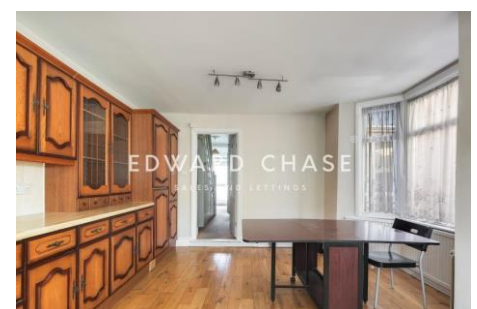




Courtland Avenue Ilford, IG1 3DR

Edward Chase estate agents are delighted to present to the residential sales market this outstanding 4 bedroom semi-detached house located off The Drive on Courtland Avenue. This property is larger than normal with a side alley entrance, through lounge, kitchen/dinner and four spacious bedrooms on the first floor. The new owner of this home will have the added benefit of additional development (STPP) to create a loft floor and additional bathroom. This property is within the Ilford Valentines ward and has several superb primary and secondary schools locally. The property is walking distance to Valentines Park, Ilford Station & Redbridge Station, offering a quick and easy commute into central London & Essex. You have an abundance of local amenities to choose from including Ilford exchange & Ilford High Road. This property has tones of key features to offer such as a large driveway and off-street parking suitable for 2+ vehicles, side alley entrance, gas



- Large, Spacious & Airy 4 Bedroom Semi Detached House Off The Drive, Ilford
- Great Family Home With Future Development Potential Into The Loft
- Driveway Parking For 2+ Vehicles, Double Glazed Window, Gas Central heating
- Property Has A Large Through Lounge and Huge Kitchen Reception With Ample Storage
- Four Large Bedrooms With Fitted Wardrobes & Master Bathroom on First Floor
- The property EPC rating is D, the council tax band is D, London borough of Redbridge

Guide Price £529,999

Courtland Avenue
Ilford, IG1 3DR

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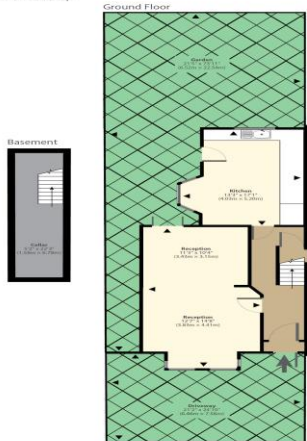
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windows throughout. The ground floor comprises of a spacious through lounge, rear kitchen/dinner, garden measures approx. 50ft with suitable outdoor storage available. The property has a basement which an extremely rear feature. The first floor is open to four large bedrooms and master bathroom. The property EPC rating is D, the council tax band is D, London borough of Redbridge. Financial: This property is sold on a freehold tenure basis. Edward Chase lettings expectation on this house would be from £1800-£2000 per calendar month. The property has the additional benefit of being converted into an HMO with local room let prices ranging from £600-£700 per room per calendar month. We feel this property would be an excellent choice for a growing family or an investor searching for long term returns. Letting & Selling Edward Chase estate agents tailor a bespoke,



Courtland Avenue IG1

Approximate Gross Internal Area
123.02 m² / 1324.2 sq^{ft}



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.

EDWARD CHASE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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.