



## Castleton Road Ilford, IG3 9QP

Edward Chase are pleased to present this large 4 bedroom house located within the ever so popular area of Goodmayes, IG3. The property is located within a short walk to Goodmayes Station (Elizabeth Line) and the High Road providing great local amenities and an ideal location for commuters looking to be within a short journey to Stratford and Central London. This house consists of 4 large bedrooms, separate reception, large kitchen diner, two bathrooms and driveway parking for 2 cars. The property is in immaculate condition throughout and would suit a family looking to be in a quiet residential area which is surrounded by good schools. Property key features: - Large property - 4 bedrooms - Reception - Huge kitchen diner - Gas central heating - Double glazed throughout - Unfurnished - Garden - Driveway parking - 2 bathrooms - Excellent condition - White goods included To view this property please contact the Edward Chase lettings team today. Lettings Edward Chase estate agents offer a bespoke, professional, APLA accredited Lettings &

- Spacious and Immaculate Four Bedroom House Located Within IG3
- There Is A Large Open Plan Kitchen And Reception Area As Well As A Separate Reception
- Driveway Parking For 2x Cars With Street Parking Available
- The Property Is Stones Throw Away From Goodmayes Station (New Elizabeth Line Access)
- Four Large Bedrooms Along With 2 Bathrooms
- Property Comes Unfurnished

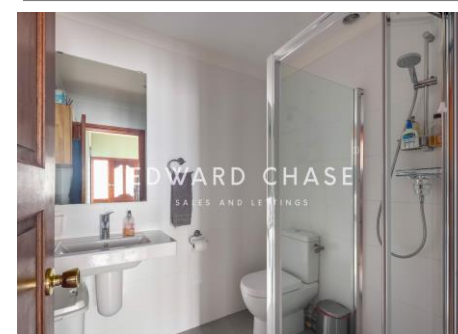
**Monthly Rental Of £2,249**

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ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   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.