

Chadwell Avenue Romford, RM6 4QH

Edward Chase Introducing a Stunning 3 Bedroom House on Chadwell Avenue - Perfect for Growing Families! Welcome to this exceptional 3-bedroom house, proudly brought to you by Edward Chase estate agents. Located on Chadwell Avenue, this property is now available for sale, offering an amazing opportunity for families seeking their dream home. What's more, this property is being sold Chain Free, ensuring a hassle-free purchase. As you step inside, you'll immediately appreciate the convenience of driveway parking, allowing you to easily accommodate your vehicles. The spacious rear garden is a true gem, complete with a delightful treehouse and relaxing rear decking area. It's the perfect outdoor space for children to play and for hosting memorable gatherings with family and friends. The ground floor of this lovely home features a generously sized through lounge, providing ample space for entertaining and relaxation. Adjacent to the lounge, you'll

- 3 Bedroom House For Sale, Offered Chain Free For Quick Sale
- Driveway Parking, Large Rear Garden & TreeHouse
- Good Size Bedrooms With Future Development Opportunities
- Property Has Been Emptied Throughout Providing You With A Hassle Free Purchase
- Walking Distance To Goodmayes Station & Offers A Range Of Local Schooling Options
- EPC Rating C, Council Tax Band D, London Borough of Redbridge

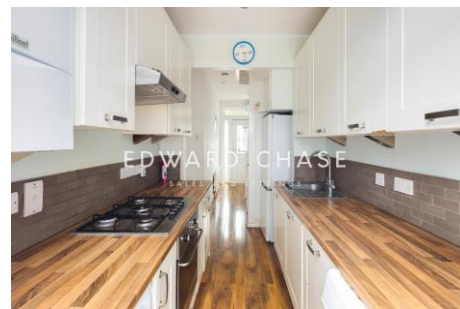
Guide Price £499,999

Chadwell Avenue Romford, RM6 4QH

Guide Price £499,999

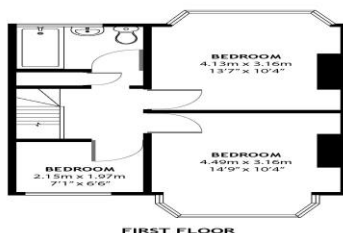
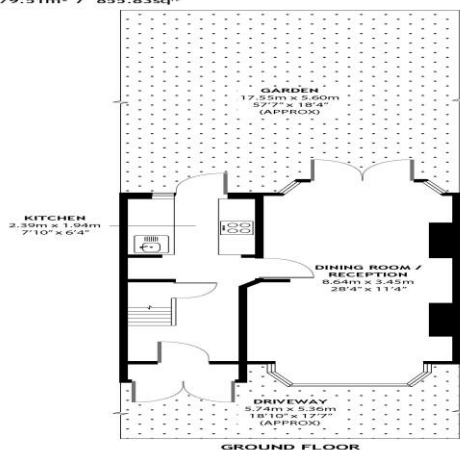
Edward Chase Introducing a Stunning 3 Bedroom House on Chadwell Avenue - Perfect for Growing Families! Welcome to this exceptional 3-bedroom house, proudly brought to you by Edward Chase estate agents. Located on Chadwell Avenue, this property is now available for sale, offering an amazing opportunity for families seeking their dream home. What's more, this property is being sold Chain Free, ensuring a hassle-free purchase. As you step inside, you'll immediately appreciate the convenience of driveway parking, allowing you to easily accommodate your vehicles. The spacious rear garden is a true gem, complete with a delightful treehouse and relaxing rear decking area. It's the perfect outdoor space for children to play and for hosting memorable gatherings with family and friends. The ground floor of this lovely home features a generously sized through lounge, providing ample space for entertaining and relaxation. Adjacent to the lounge, you'll find a separate galley kitchen, offering a

practical layout and convenience for culinary endeavours. Moving to the first floor, you'll discover three well-proportioned bedrooms that provide comfortable and private spaces for the whole family. Additionally, a stylish family bathroom awaits, offering modern amenities for your convenience. This property boasts a range of desirable features, including double-glazed windows that ensure a tranquil living environment, a combination boiler for efficient heating, and a newly fitted kitchen that adds a touch of contemporary elegance. Furthermore, this house presents an excellent opportunity for future development, subject to the necessary planning permissions (STPP), enabling you to tailor it to your specific needs and desires. The energy performance certificate (EPC) rating for this property is C, ensuring energy efficiency, and it falls within Council Tax band D. Situated in the vibrant London Borough of



CHADWELL AVENUE RM6

Approximate Gross Internal Area
79.51m² / 855.83sqft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	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.