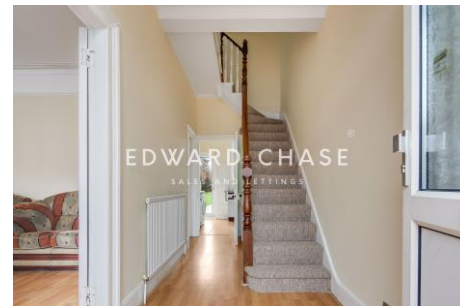




## Kinfauns Road Ilford, IG3 9QJ

\* GUIDE PRICE: £475k - £500k \* Edward Chase estate agents are delighted to present to the residential sales market this outstanding 3 bedroom mid-terraced house located within a short walk to Goodmayes Station. This property consists of three good sized bedrooms, two spacious receptions, galley kitchen, first floor bathroom with separate W/C, large garden and driveway parking. The new owner of this home will have the added benefit of additional development opportunities (STPP) to create a loft floor and rear extension and maximise the potential of the property. This property has many of key features to offer its new owners such as off-street parking, large garden estimated 80ft, 3 spacious bedrooms, gas central heating and double glazed throughout. The ground floor has laminated flooring throughout along with two of the bedrooms, the hallway and staircase are carpeted and the whole property has ample storage.



- Amazing 3 bedroom terraced house in Goodmayes
- Ideal family home or long term rental investment
- Driveway parking, off road parking, double glazed windows and gas central heating
- Property has two ground floor reception rooms with scope for additional development (STPP)
- Superb local schools & amenities
- EPC rating is C, the council tax band is D, London Borough of Redbridge

**Guide Price £475,000**

# Kinfauns Road

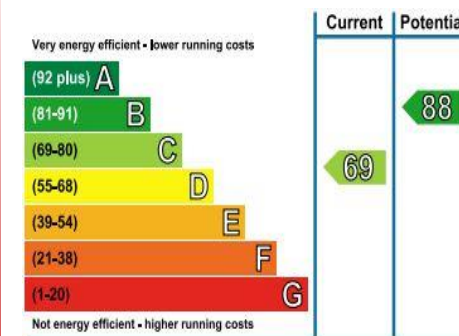
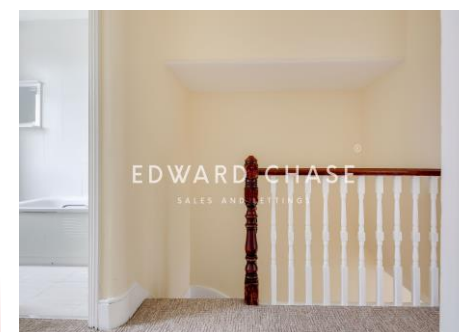
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from all local amenities and transport links which include Goodmayes Station (Cross Rail) providing great commuting links to Stratford and Central London as well as being a short journey away from Ilford Town Centre. There are several primary and secondary schools surrounding the property with Mayfield School (Ofsted: Good) being the closest as well having a Mayfield Leisure Centre and Pool a stone's throw away. Goodmayes is home to a large retail park comprising of a number of stores and restaurants such as Currys, Nandos, Costa and Wickes as well as a large Tesco superstore. The property EPC rating is C, 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 £1600-£1700 per calendar month. We feel this property would be an excellent choice for a growing family or an



### 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.