



Water Lane Ilford, IG3 9HW

Edward Chase is glad to present this enormous 6 bedroom Bungalow located within the exclusive Water Lane Bungalow Estate located off Green Lane, IG3. The property has been designed to a high specification throughout and has features such as underfloor heating, a modern fitted kitchen with integrated appliances including a dishwasher. The Bungalow is ideal for all working professional sharers or large families searching for size, luxury, and convenience. We feel this is simply one of the most sought after roads in Ilford with Seven Kings Station (Overground/Crossrail) only a 5minute walk and 0.5m. This Bungalow comes with several key features such as; - 6 double bedroom bungalow - A bright spacious reception area - Open plan fitted kitchen - Driveway suitable for up to 3 vehicles - Huge landscaped garden - Beautiful ground floor bathroom - Additional ground floor W/C - Two bedrooms on the first floor - Ample storage - Integrated fridge freezer and dishwasher - Excellent condition - Underfloor heating - Private utility

- Large 6 Bedroom Bungalow Located in Seven Kings Walking Distance to Seven Kings Station (Overground/Crossrail Links)
- Exclusive Road within the One of the best Residential Areas in the Whole of Ilford, Superb Local Catchment Schools
- Property Comes With A High Specification Finish with Underfloor Heating
- Bright Spacious Reception with Open Plan Kitchen Leading Onto a Large Landscaped Rear Garden Approx 100ft
- You Have the Benefit Of A Private Driveway And On Street Parking For Guests

Monthly Rental Of £2,499

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room - Walking distance to Seven Kings Station (Overground) - Unfurnished For further information or viewing arrangements please contact Edward Chase lettings team. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free 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. A tenant referencing fee of £195 per person will be charged subject to a minimum fee of £500 per property. All fees are inclusive of VAT.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D	72	73
(51-60) E		75	(51-60) E		
(41-50) F		76	(41-50) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
(1-20)			(1-20)		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.