



**THREE BED HOUSE**

**POTENTIAL TO EXTEND**

**FULL HEIGHT BASEMENT**

**CLOSE TO LOCAL SHOPS AND AMENITIES**

**CLOSE TO TRANSPORT LINKS**

**NO ONWARD CHAIN**



**Asking Price £425,000**

A rare opportunity to purchase a family home in a sought after location in Chadwell Heath. The property has a good size lounge and Kitchen diner to the ground floor. On the first floor there are three good sized bedrooms and a bathroom. It also has the added benefit of having a very large basement with a ceiling height of 2.23m, a double garage to the rear, off road parking and a low maintenance garden. The property is located close to Goodmayes (Crossrail Station) station, 24 hour Tesco and is in the catchment area of Barley Lane Primary School. It is also close to major road links.

This property will not be on the market for very long, call now to register your interest and to book a viewing.

**Hallway**

Entrance via storm porch and double doors leading into hallway. Coving to ceiling, dado rail, wood flooring, under stairs storage cupboard and radiator.

**Lounge 11ft 10in into Bay x 11ft 6in (3.6m into Bay x 3.5m)**

Double glazed bay window, wood flooring, radiator.

**Kitchen/Diner 17ft 1in x 12ft 2in (5.2m x 3.7m)**

Coving to ceiling, double glazed French doors and window to garden. Radiator, Laminate flooring. Range of wall and base units with roll top worksurfaces. Part tiled, integrated extractor fan, gas hob and electric oven. Stainless steel sink. Door to basement.

**Basement 20ft 4in x 16ft 1in (6.2m x 4.9m)**

With a ceiling height of 7ft 4in (2.2m) this cellar is a lot more than just storage space. It has the potential to be turned into a games room or family room or subject to planning, a self contained studio. The possibilities are endless.

**Landing**

Landing with cupboard, laminate flooring and access to loft.

**Bedroom One 11ft 6in into Bay x 10ft 10in (3.5m into Bay x 3.3m)**

Double glazed bay window. Laminate flooring and radiator.

**Bedroom Two 12ft 2in x 9ft 2in (3.7m x 2.8m)**

Double glazed window, Cupboard housing immersion tank, laminate flooring and radiator.

**Bedroom Three 9ft 6in x 5ft 11in (2.9m x 1.8m)**

Double glazed window to front aspect , picture rail and hard wood flooring .

**Bathroom 7ft 9in x 5ft 11in (2.4m x 1.8m)**

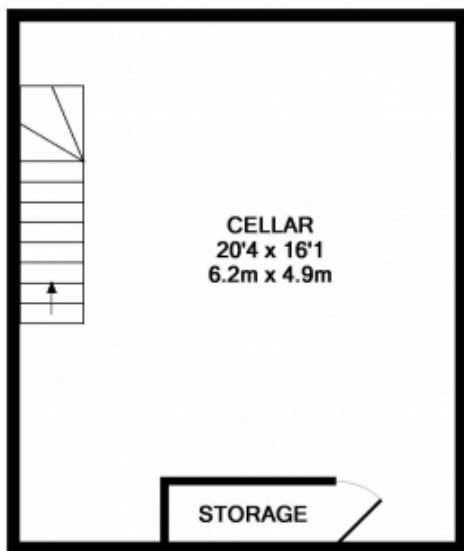
Two obscure double glazed windows. Part tiled walls and tiled floor, panel bath with separate electric shower, wash hand basin with mixer tap, low flush close coupled WC, radiator.

**Garden Approximately 40ft (12m) in length**

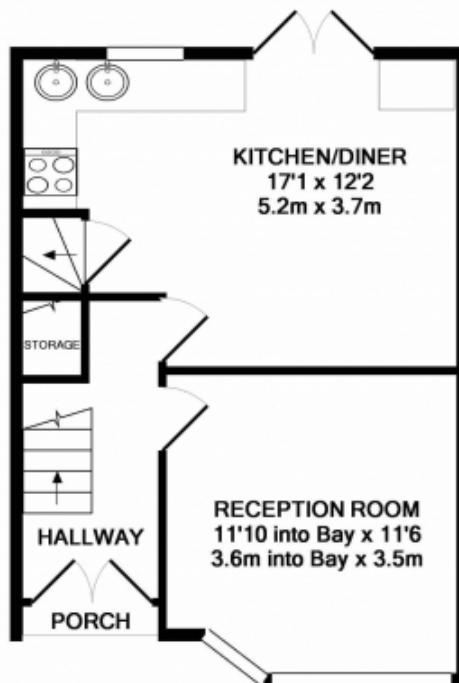
Low maintenance garden with raised decked patio area and plant/flower borders, paving slabs leading to garage and garden shed.

**Garage**

Detached garage located to the rear of the property and accessed via private secure road to rear.



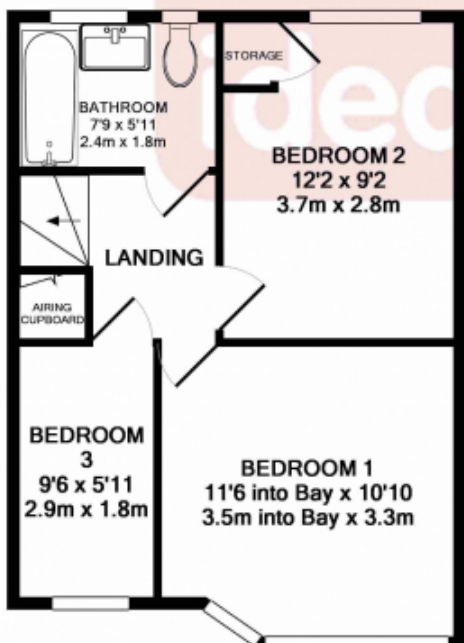
**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**1ST FLOOR**  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)

