



Total area: approx. 97.2 sq. metres (1046.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD
 Plan produced using PlanUp.



Portland Gardens, Chadwell Heath, RM6 5UH

Guide Price £460,000

Situated in this prime location, with NO ONWARD CHAIN and within this popular Bungalow Development, is this THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW. Maintained to a high spec, with an abundance of natural light and a comfortable spacious feel, this family property is the perfect forever home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		50
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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AGENTS NOTE: We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

GROUND FLOOR

Porch

Entrance via double glazed door. Wooden door to entrance hall.

Entrance Hall

Radiator. Storage cupboard housing meters.

Wet Room

Shower with shower screen. Vanity unit incorporating wash hand basin. Low level wc. Fully tiled walls. Heated chrome towel rail. Double glazed window.

L Shaped Open-Plan Kitchen & Lounge/Diner

25'3 x 22'8

Lounge/Diner Area: Double glazed leaded light window to front. Staircase to first floor.

Kitchen Area: Part tiled walls. Range of wall and base units. Stainless steel sink with stainless steel shower style mixer tap and insinkerator hot water feature. Work surfaces. Fitted gas fire with back boiler. Two sets of double glazed French doors to garden. Two radiators. Plumbing for washing machine. Integrated gas hob and electric oven. Cooker hood over with extractor fan. Breakfast bar.

FIRST FLOOR

Landing

Dado rail.

Bedroom One

17'1 x 9'3

Radiator. Fitted drawers. Fitted wardrobes with mirrored doors. Wash hand basin in vanity unit. Double glazed leaded light window. Dimmer switch.

Bedroom Two

16'1 x 10'9

Double glazed leaded window. Fitted wardrobes with mirrored doors. Dado rail. Radiator. Eaves storage space. Wash hand basin incorporated in vanity unit.

Bedroom Three

11'6 into bay x 9'9

Double glazed leaded bay window to front. Fitted wardrobes. Radiator.

WC

Low level wc. Leaded double glazed window to rear. Dado rail.

EXTERIOR

Rear Garden

Approximately 50 foot. Raised timber decking area. External water tap. Remainder to lawn. Entrance into store room.

Store Room

18'7 x 6'9

With power.

Front Garden

Off street parking.

Detached Garage

Currently used as storage area. With power. Entrance via shared drive.

