



Freshwell Avenue, Chadwell Heath, RM6
Freehold

Offers in excess of £475,000



Dwelling Solutions Limited
859 High Road, Goodmayes, IG3 8TG

Freshwell Avenue, Chadwell Heath, RM6 – in excess of £475,000
Call 0208 597 9176 to arrange a viewing



Moving with us is the Best Solution!



Dwelling Solutions are very pleased to present this lovely family home with potential for future extensions (subject to planning permission). The property is in need of modernisation.

Ideally located on a quiet residential street within the popular area of Chadwell Heath the property further benefits from easy access to public transport, local shops and schools.

Additional features within the property include spacious through lounge, garage to side, double glazed, gas central heating and large garden.

Features:

- Good size Bedrooms
- Spacious through lounge
- Gas Central Heating
- Double Glazing
- Garage to side
- Large Garden
- Huge Potential to extend
- Close to local schools and transport

Entrance

Double glazed door leading into hallway.

Hallway:

Double glazed door, ceiling coving, light fixture, smoke alarm, radiator, electrical sockets, staircase leading to the first floor landing, built in storage cupboards under the staircase, Fitted carpet flooring.

Through Lounge: 25'08 x 9'10

Double glazed window to front, ceiling coving, light fixture, radiator, electrical sockets, telephone port, fitted carpet flooring.

Kitchen: 11'09 x 8'08

A range of wall and base units, fitted work top, tiled walls, sink unit with drainer and mixer tap, cooker hob, integrated oven/grill, plumbing for washing machine, electrical sockets, light fixture, double glazed window to rear, double glazed door leading to the garden, tiled flooring.

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First Floor Landing

Ceiling coving, light fixture, smoke alarm, Doors leading to the bedrooms and bathroom,

Bedroom 1: 12'09 x 9'08

Double glazed bay window to front, ceiling coving, light fixture, electrical sockets, radiator, fitted carpet flooring.

Bedroom 2: 10'07 x 9'08

Double glazed window to the rear, ceiling coving, light fixture, electrical sockets, radiator, fitted carpet flooring.

Bedroom 3: 8'07 x 7'09

Double glazed window to the front, light fixture, ceiling coving, electrical sockets, radiator, fitted carpet flooring.

Separate Bathroom: 5'07 x 5'09

Double glazed obscure window to rear, light fixture, partly tiled walls, paneled bathtub with mixer tap and shower extension, pedestal wash basin with hot/cold taps, wall mounted cabinet, radiator, Carpet flooring.

Separate W/C

Small double glazed window to rear, light fixture, w/c , carpet flooring.

Garage:

Garage to the side / rear of property, wooden doors to front and rear of garage providing good access, light fixture.

Rear Garden:

Spacious long garden, paved area at the front of garden, remainder laid lawn, shed at rear of garden.



Front Garden:

Paved path way leading to the front door, concrete drive way providing access to the garage, remainder lawn area.

Energy Performance Certificate:

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.

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