



**Wadeville Avenue, Chadwell Heath, Essex, RM6**  
**NO ONWARD CHAIN**

**Guide Price: £430,000 - £450,000**

*Freehold*

# Wadeville Avenue, Chadwell Heath, Essex, RM6

## Property Details:

We are delighted to bring to the market this good size, Double fronted, 2 bedroom Semi Detached Bungalow in the popular area of Chadwell Heath. Comprising of 2 double bedrooms, family bathroom with 4 piece suite, large through lounge/Diner and galley style kitchen with conservatory at rear. Excellent potential to expand both to rear, side and /or loft with a conversion (STPP). Rear garden of approximately 35' x 20', mainly laid to lawn with border gardens and mature trees and shrubs. A single garage, and front garden with off street parking. A good size family home located close to schools, shops and transport links. With so much potential for expanding this just needs you to put your own stamp on it and make it into your dream home. This will appeal to those looking for a first home, down-size, project, or an investment.

– this property can be purchased with current tenant if desired. It can also be purchased with 2 other local properties as a package. Please contact us for the details. NO ONWARD CHAIN

## Ground Floor:

### Open Storm Porch:

UPVC front door to hallway.

### Entrance Hall 13'2" x 4'7"

Access to ground floor accommodation. Radiator. Wood flooring. Smooth ceiling with coving. Neutral décor.

### Through Lounge 28'10" x 12'8"

Double glazed bay window to front aspect. Chimney breast with feature fireplace to lounge area. Wood flooring. 2 x Radiators. Smooth ceiling with coving. Neutral décor. Open plan to kitchen

### Kitchen/Conservatory 27'1" x 5'8"

Double glazed window to rear & side plus double glazed French doors to conservatory area. A range of wall and base units. Built in oven, hob with extractor over. Space for fridge/freezer and washing machine. Stainless steel bowl sink with mixer tap and drainer. Combi-boiler. Tiled floor, part tiled to walls. Smooth ceiling. Neutral décor.

### Bedroom 1: 13'3" x 10'1"

Double glazed window to front. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

### Bedroom 2: 13'1" x 9'9"

Double glazed window to rear. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

### Bathroom: 9'9" x 4'9"

Double glazed frosted window to side. Panel bath with shower mixer tap. Separate shower cubicle. Hand basin. Tiled to walls. Wood floor. Radiator. Smooth ceiling. Access to loft. Door to:

### Separate W.C.: 4'8" x 2'11"

Double glazed frosted window to side. Low level W.C. Wood floor. Smooth ceiling. Neutral décor.

## Outside:

### Rear Garden 35' x 20' Approx

Good size Garden to rear. Mainly laid to lawn with small border gardens. Established trees and shrubs. Access to Garage at the side. Brick built shed.

### To Front of property:

Low walled, front garden currently mainly paved with border gardens. Potential for off street parking (STPP).

**Garage:** 23'11" x 7'5". Double wooden doors to front. Small workshop to rear. Power and light. Door to rear garden.

Council Tax Band: D - EPC: D

Local Council: London Borough of Barking & Dagenham.

Total floor space = 90m<sup>2</sup> / 968ft<sup>2</sup>

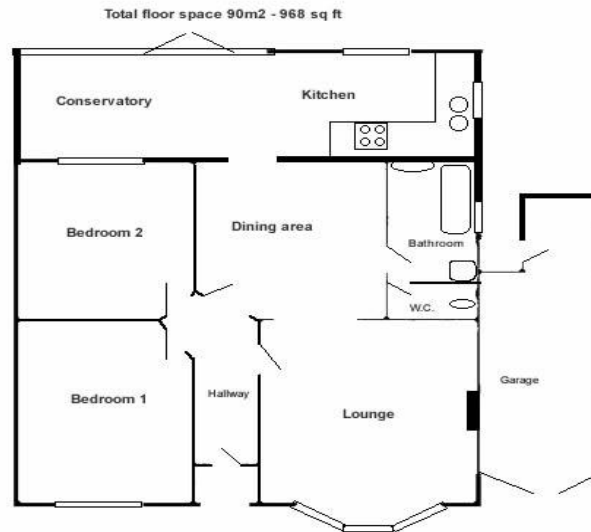








- 2 Bedrooms
- Large through Lounge
- Kitchen
- 4 Piece Family Bathroom
- Rear Garden
- Gas Central Heating
- Garage & Off street parking
- Walled Garden to front
- Close to shops, schools & good transport links
- Potential to expand STPP



For illustrative purpose only - not to scale - buyers advised to make their own checks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.