



Adelaide Gardens, Chadwell Heath, Essex, RM6
NO ONWARD CHAIN

Price: £425,000

Freehold

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Property Details:

We are delighted to bring to the market this good size, 3 bedroom Terrace house in the popular area of Chadwell Heath. Comprising of 3 bedrooms, family bathroom with 4 piece suite to the first floor, and to the ground floor there are 2 reception rooms and an extended fitted kitchen. Excellent potential to expand both to rear and to the loft with a conversion (STPP). Rear garden of approximately 50', with border gardens, lawned area and established shrubs and plants. To the front is a walled garden with potential for off street parking STPP. A good size family home located close to schools, shops and transport links. Chadwell Heath Station is approx. 0.9 mile for trains into London. With so much potential 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, project, or investment.

– this property can be purchased with current tenant if desired. It can also be purchased with another local property. Please contact us for the details. NO ONWARD CHAIN

Ground Floor:

Entrance Hall: 16'2" x 6'10"

Stairs to first floor, access to all ground floor accommodation and under-stair storage cupboard. Radiator. Wood flooring. Smooth ceiling. Neutral décor.

Lounge: 14'3" x 12'3"

Double glazed bay window to front aspect. Double glazed windows to front. Chimney breast with feature fireplace. Wood flooring. Radiator. Texture ceiling with coving. Neutral décor.

Dining Room: 14'7" x 11'2"

Double glazed aluminium window to rear aspect. Chimney breast. Wood flooring. Radiator. Papered ceiling with coving. Neutral décor.

Kitchen: 20'5" x 6'8"

Double glazed windows and door rear. A range of base units. Space for cooker, fridge/freezer and washing machine. Stainless steel sink with mixer tap and drainer. Extractor hood. Combi-boiler. Tiled floor, part tiled splashback to walls. Smooth ceiling with down lights. Neutral décor.

First Floor:

Landing: 7'7" x 7'7"

Access to bedrooms and bathroom, access to loft. Fitted carpet. Smooth ceiling. Neutral décor.

Bedroom 1: 14'3" x 11'4"

Double glazed bay windows to front. Chimney breast with fireplace. Fitted carpet. Radiator. Papered ceiling. Neutral décor.

Bedroom 2: 14'5" x 10'6"

Double glazed aluminium window to rear. Chimney breast with fireplace. Fitted carpet. Radiator. Papered ceiling. Neutral décor.

Bedroom 3: 9'8" x 6'9"

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

Bathroom: 7'6" x 7'3"

2 x Double glazed frosted aluminium windows to rear. Panel bath with mixer taps. Shower cubicle. Low level W.C. Hand basin. Tiled to walls and floor. Heated towel rail. Smooth ceiling.

Outside:

Rear Garden: 40' x 19' Approx

Good size Garden to rear. Commencing with paved patio area the rest laid mainly to Lawn with border gardens. Established plants and shrubs. Hard standing at rear for shed.

To Front of property:

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

Council Tax Band: D - EPC: C - Total floor space 92m² - 990 sq ft

Local Council: London Borough of Barking & Dagenham.





- 3 Bedrooms
- 2 Reception Rooms
- Extended Fitted Kitchen
- 4 Piece Family Bathroom
- 40' Rear Garden
- Gas Central Heating
- Walled Garden to front
- Close to shops, schools & good transport links
- Potential to expand STPP
- NO ONWARD CHAIN



For illustrative purpose only. Not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	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.