



Sheepcotes Road, Chadwell Heath, RM6 5LS Offers In The Region Of £380,000

We are pleased to offer for sale this THREE BEDROOM END OF TERRACE FAMILY HOME, which boasts a good size rear garden and larger than average front garden. The property offers excellent potential to extend to rear and into the loft subject to the necessary consents and is well located for numerous bus routes, giving access to Chadwell Heath and Romford town centres with the arrival of cross rail. Newbury Park central line station, excellent road links via A12 also shopping facilities, schools, doctors and all general amenities. Call now to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(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	



Scan here for a direct link to our website

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

Entrance

Via double glazed UPVC door.

Hallway

Stairs to first floor landing. Access to Lounge, Kitchen/Diner and Lobby Area. Radiator. Laminate wood effect flooring.

Lounge

17'10 max 11'6

Double glazed sliding patio door to rear giving access to Garden. Radiator. Laminate wood affect flooring. Access to Kitchen/Diner.

Kitchen/Diner

18'11 x 9'10 max narrowing to 8'4

Double glazed window to front. Cupboard under stairs. Valiant combination boiler. Fitted wall and base units. Stainless steel sink bowl. Space for cooker. Extractor hood. Plumbing for washing machine. Roll top work surface. Space for fridge/freezer. Two storage cupboards. Tiled splashback walls. Tiled flooring. Radiator.

Lobby Area

8'5 x 5'5

Double glazed window to rear. Double glazed obscure door to rear giving access to Garden. This area could be knocked through to create a larger Lounge.

FIRST FLOOR

Landing

Double glazed window to front. Access to Bedroom One, Bedroom Two, Bedroom Three, Bathroom and Separate WC.

Bedroom One

11'6 x 11'2

Double glazed window to rear. Storage cupboard. Radiator.

Bedroom Two

11'6 x 11'2

Double glazed window to rear. Storage cupboard. Radiator.

Bedroom Three

10'10 x 9'11

Double glazed window to front. Radiator.

Bathroom

Double glazed obscure window to front. Square panel bath. Shower attachment. Pedestal wash hand basin. Chrome radiator towel rail. Airing cupboard. Tiled walls. Tiled flooring.

Separate wc

Double glazed obscure window to front. Low flush wc. Tiled splashback walls.

EXTERIOR

Rear Garden

Patio area to front and rear. Pathway to rear of garden with lawn area either side.

Front Garden

Brick built storage cupboard. Off street parking. Lawn areas. Side access. Blocked pathway to front door.

