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Braintree Avenue, Ilford

£575,000

Tenure : Freehold

Floor Area : 1197.80 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1

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





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Churchill Estates are delighted to offer for sale this three bedroom terraced house, being sold with no onward chain and presenting an exciting opportunity for buyers looking for a family home with excellent potential to extend.

The ground floor features a welcoming entrance porch, providing additional security before leading into the spacious through lounge and dining room. The reception area benefits from a charming bay window, creating a bright and welcoming environment for both relaxing and entertaining. To the rear is the fitted kitchen with access leading out to the secluded, low-maintenance rear garden.

To the first floor are two well-proportioned double bedrooms alongside a generous single bedroom, as well as the family bathroom and a separate W/C. The main bedroom positioned at the front of the property benefits from a charming bay window allowing plenty of natural light into the room together with built-in wardrobes providing excellent storage.

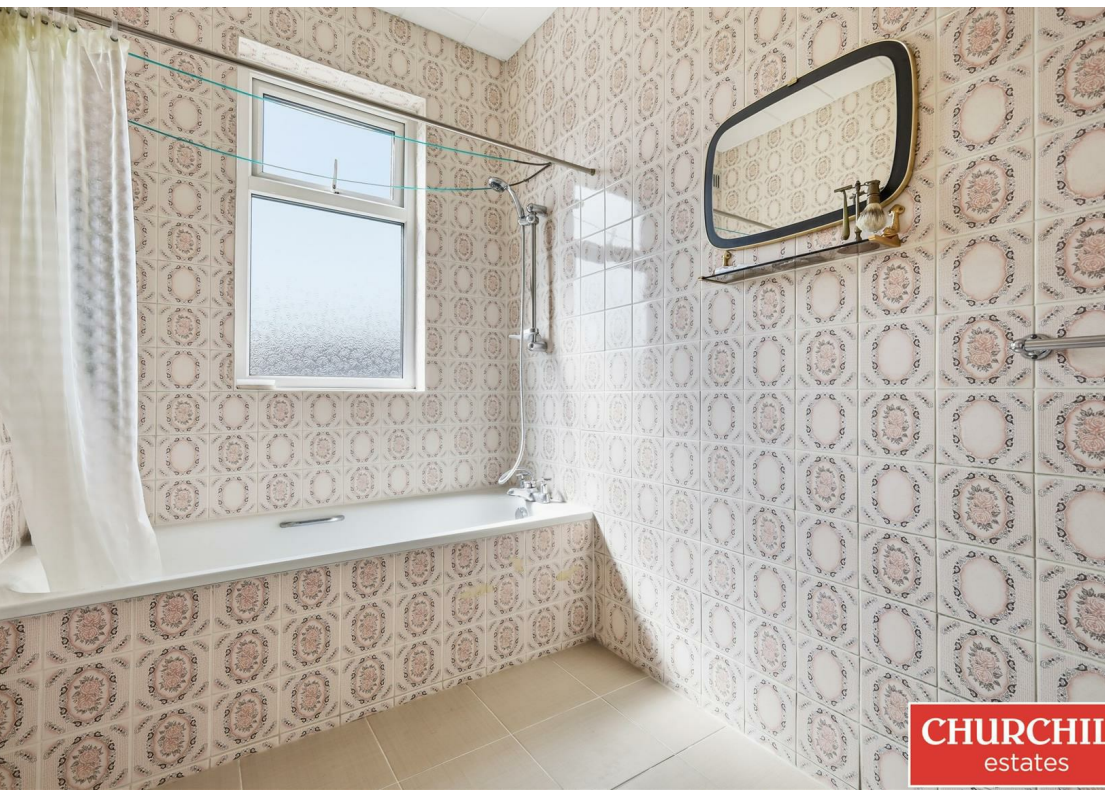
Externally the property benefits from a private driveway providing off-street parking for two vehicles, while the secluded rear garden offers a pleasant outdoor space with a detached garage providing useful additional storage.

The property also offers excellent potential to extend with scope to consider a rear extension and loft conversion (STPP). This provides an exciting opportunity for the incoming purchaser to increase the living accommodation and create a substantial family home tailored to their own requirements.

The property is particularly well positioned for local schooling with Redbridge Primary School approximately 0.1 miles away and Beehive Preparatory School approximately 0.4 miles away. For commuters Redbridge Underground Station is within easy reach providing access to the Central line while Ilford Elizabeth Line station is approximately 1.5 miles away offering fast connections into Central London and beyond.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment .







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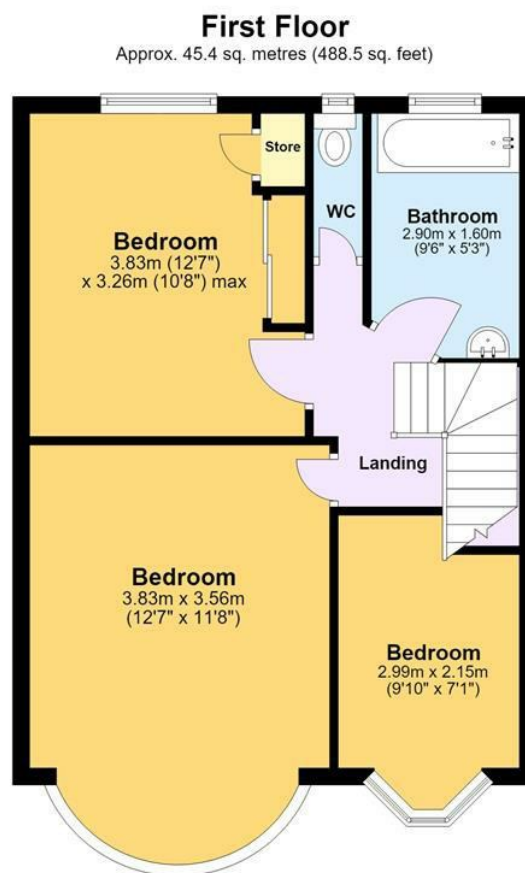
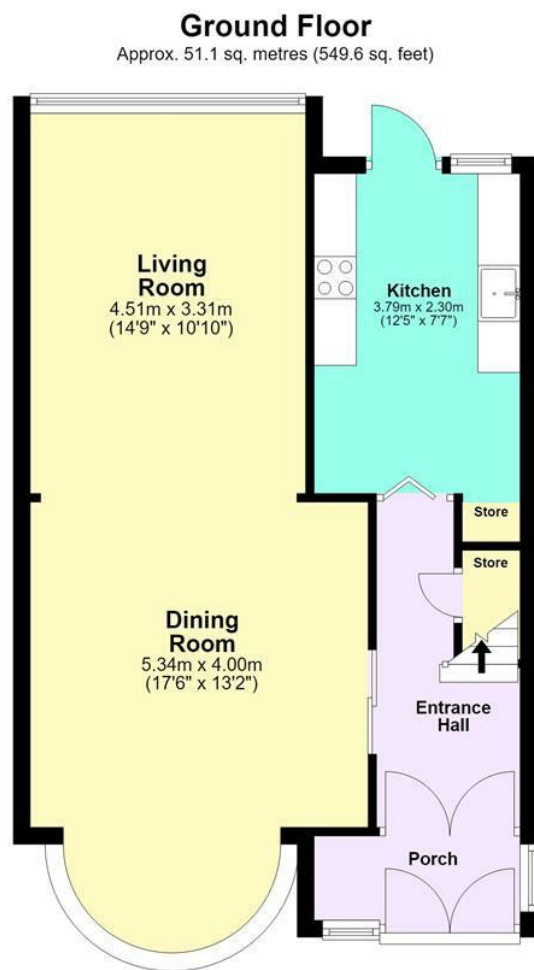


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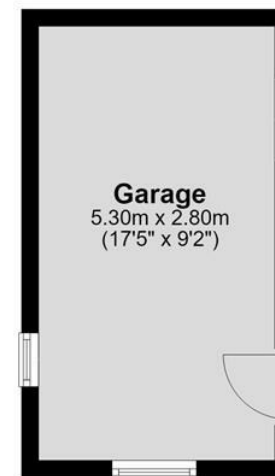
- Three bedroom terraced house
- Private driveway providing off-street parking for two vehicles
- Spacious through lounge/dining room with bay window
- Secluded low maintenance rear garden with detached garage
- Entrance porch for added security
- Being sold with no onward chain
- Modernisation opportunity
- Two double bedrooms and generous single room
- Excellent Potential to Extend & Convert the Loft (STPP)
- Council Tax Band: D

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Outbuilding
Approx. 14.8 sq. metres (159.7 sq. feet)



Total area: approx. 111.3 sq. metres (1197.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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