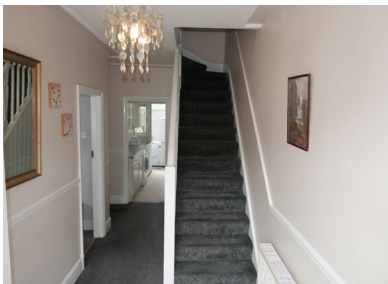




**DWELLING SOLUTIONS**  
PROPERTY CONSULTANTS

**Ashton Gardens, Chadwell Heath, RM6**  
**Freehold**

**Guide price of £550,000**



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

Ashton Gardens,,Chadwell Heath, RM6 – Guide Price £550,000  
Call 0208 597 9176 to arrange a viewing



*Moving with us is the Best Solution!*



## **Spacious Family Home with Huge Potential!!**

**Looking for that family home, to which you can add your own person touch...Then look no further.**

Dwelling Solutions are very pleased to present this lovely family home with huge potential for future extensions to the side and rear of the property (subject to planning permission). The property benefits from spacious living rooms and bedrooms for any large or growing family.

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

Additional features within the property include two reception rooms, off street parking, garage to side, fitted kitchen with pantry, double glazed, gas central heating and large garden.

### **Features:**

- 3 Good size Bedrooms
- Spacious Reception rooms
- Spare w/c
- Off street parking
- 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.

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**Reception Room 1: 15'11 x 14'02**

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

**Reception 2: 13'06 x 12'05**

Double glazed sliding door leading to glass room, ceiling coving, light fixture, radiator, electrical sockets, fitted carpet flooring,

**Glass room: 17'09 x 6'04**

Single glazed windows facing the garden, glass paneled ceiling, electrical sockets, tiled flooring, double doors leading to the garden.

**Kitchen: 8'09 x 8'08**

A range of wall and base units, fitted work top, partly tiled walls, sink unit with drainer and mixer tap, freestanding cooker, plumbing for washing machine, electrical sockets, light fixture, built in pantry with shelves, double glazed window to rear, double glazed door leading to glass room, tiled flooring.

**First Floor Landing**

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

**Bedroom 1: 15'03 x 13'08**

Double glazed bay window to front, ceiling coving, light fixture, electrical sockets, radiator, built-in storage cupboard, fitted carpet flooring.

**Bedroom 2: 13'04 x 11'07**

Double glazed window to the rear, ceiling coving, light fixture, electrical sockets, radiator, built-in storage cupboard, fitted carpet flooring.

**Bedroom 3: 12'10 x 6'09**

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

**Bathroom: 9'07 x 8'09**

Double glazed obscure window to rear, light fixture, tiled walls throughout, three piece bathroom suite comprising of paneled bathtub with mixer tap and shower extension, wash basin with mixer tap, low level w/c, wall mounted extractor fan, wall mounted cabinet, radiator, built in storage cupboard housing Boiler. Tiled flooring.



**Garage:**

Garage to the side of property, running the whole depth of the property. Providing great storage facility and fantastic potential for future development (STPP)

**Rear Garden:**

Spacious long garden, mainly laid lawn,

**Exterior Toilet:**

Light fixture, w/c, tiled walls, tiled flooring

**Front Garden:**

Paved path way leading to the front door, concrete drive way providing off street parking, flower bed area, remainder lawn area.

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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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