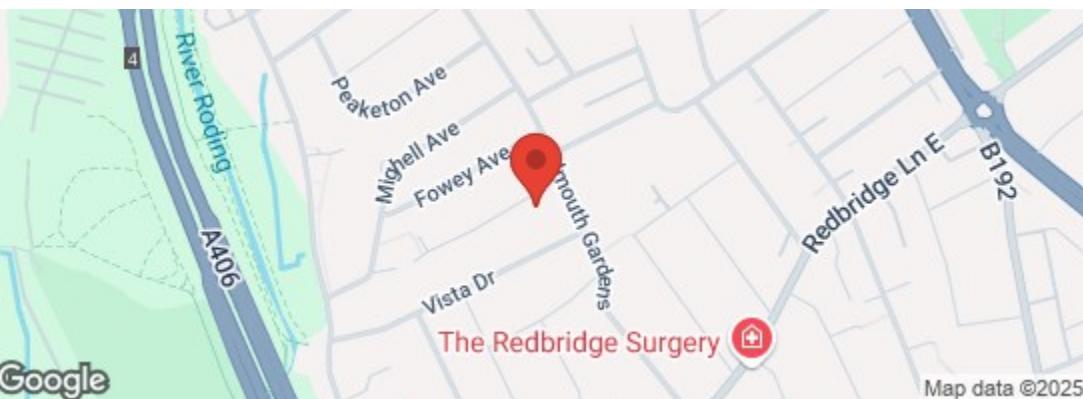




Council: Redbridge | Council Tax Band: E | Floor Area: 1076.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

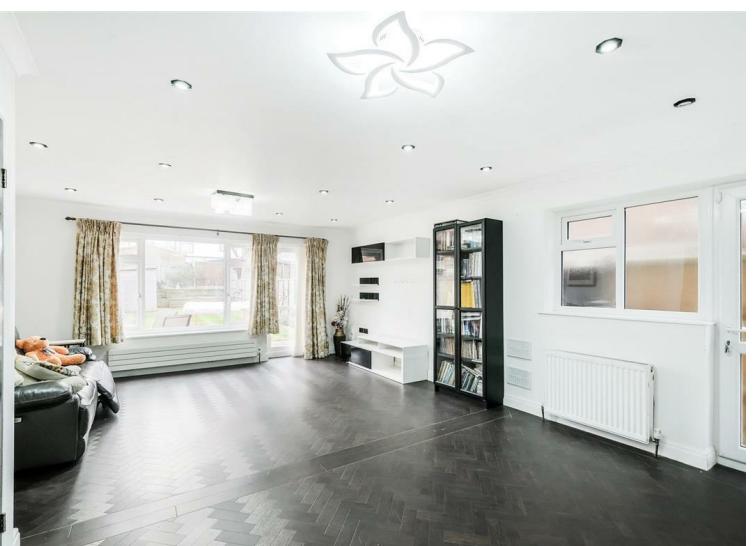
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Tryfan Close, Ilford, IG4 5JX
Price Guide £625,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

Email: wanstead@churchill-estates.co.uk



** Guide Price £625,000 - £650,000 | No chain & available to view immediately by appointment **

Churchill Estates are delighted to present this spacious four bedroom, semi-detached family home ideally situated within a short walk of Redbridge Central line station (0.5 miles).

Upon entering through the useful porch, you are greeted by a bright entrance hallway featuring a fully tiled shower room with WC. This welcomes you into the expansive open plan lounge/dining room that offers a great entertaining space and leads you into a modern fitted kitchen with integrated appliances, ample wall and base units along with plenty of high quality counter space that is accompanied by contemporary metro tiles.

On the first floor you will find three generously sized double bedrooms, a good size fourth bedroom and a stylish family bathroom which has been newly modernised by the current vendors.

To the rear of the property, you will find the extensive and low maintenance South East facing garden with a patio area to laid lawn and shrub borders either side. Further benefitting from a driveway that offers off street parking for two cars, double glazing throughout, gas central heating, potential to extend STPP and being only a short walk from both Redbridge Primary and Beal High School.

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

