



DWELLING SOLUTIONS
PROPERTY CONSULTANTS

Gresham Drive, Chadwell Heath, RM6
Freehold

Guide price of £525,000



Family Home with Planning Approved!! looking for a family home to put your mark on..... then look no further!!!

Dwelling Solutions are very pleased to present this lovely semi-detached family home with potential for future extensions. The property benefits from planning permission approved from Redbridge council for a rear ground floor extension and part first floor extension, creating more space and an additional fourth bedroom.

The property boasts many features which include good size living room, fully fitted kitchen, spacious garden with outhouse and additional loft room which works great as a study or office.

Conveniently located on a quiet residential street on the boundary of Goodmayes and Chadwell Heath. The property offers easy access to public transport, walking distance to Goodmayes train station (Crossrail line) local shops, schools and college.

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

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Features:

- 3 Bedroom Semi-detached House
- Planning Permission Approved
- Spacious garden with outhouse.
- Off street parking
- 2 Bathrooms
- Gas Central Heating
- Double Glazing
- Fantastic location

Porch

Double glazed door providing access to the porch. Spot lights, large double glazed window panels, tiled flooring.

Hallway:

ceiling coving, spot lights, feature radiator, electrical sockets, staircase leading to the first-floor landing, built in storage cupboards under the staircase, laminate flooring.

Through lounge: 22'10 x 10'07

Double glazed window facing the front, ceiling coving, spot lights, radiators, feature TV wall surround with integrated lighting, electrical sockets, telephone port, double doors with glass side panels leading to the kitchen, laminate flooring.

Kitchen: 14'08 x 10'04

A range of wall and base units, fitted work top, partly tiled walls, sink unit with drainer and mixer tap, integrated cooker hob, integrated oven, extractor hood, plumbing for washing machine, electrical sockets, spot lights, double glazed window facing the rear, double glazed door leading to the garden, laminate flooring.

Ground Floor Bathroom: 6'01 x 5'09

Obscure double-glazed window facing the side, spot lights, tiled walls, w/c, wash basin with mixer tap integrated into unit, shower cubicle with silver thermostatic shower system, tiled flooring

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First floor landing

Double glazed window facing the side, light fixture, loft hatch, smoke alarm, storage cupboard, electrical sockets, doors leading to the bedrooms and bathroom, fitted carpet flooring on landing and staircase.

loft hatch providing access to the loft room via foldable staircase.

Bedroom 1: 12'02 x 10'05

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

Bedroom 2: 10'06 x 8'09 to wardrobes

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

Bedroom 3: 8'01 x 6'03

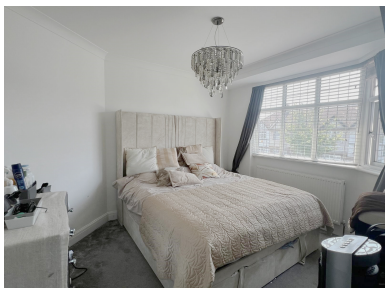
Double glazed window facing the front, spot lights, ceiling coving, electrical sockets, radiator, fitted carpet flooring.

Bathroom: 5'10 x 6'09

Double glazed obscure window facing the rear, spot lights, tiled walls throughout, three piece bathroom suite comprising of wall mounted wash basin with mixer tap, low level w/c, oval bath tub with mixer tap and shower extension, wall mounted extractor fan, tiled flooring.

Loft Room:

Sky light window, light fixture, electric sockets, built in storage spaces, fitted carpet flooring.



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Rear Garden:

Paved patio area at the front of the garden and running along the side of the garden.

Mainly all laid to lawn in the center of the garden, fence panels all around the garden,

Paved patio area at the rear of the garden

Wooden structured outhouse providing out door living area and additional storage.

Consisting of bi-folding door, electric sockets, light fixtures, hard wood flooring, double glazed window and double-glazed door providing access to additional storage area.

Front Garden:

Paved driveway providing off street parking.

Energy Performance Certificate:

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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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