



Caterham Avenue, Ilford IG5 0QA

Price guide £650,000

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS AMAZING HOME!

CHAIN FREE!

Beal School Catchment Area

Birchills Estate Agents are pleased to present the sale market this beautiful three double bedroom house in Clayhall. The ground floor of this lovely warm home boasts two separate reception rooms, separate kitchen and a downstairs WC.

The first floor offers three double bedrooms, dressing room and a family bathroom.

To the rear of the house you will find a beautifully presented large private garden.

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Front Of House



Reception Room
11'10" x 7'4" (3.61 x 2.26)



Kitchen
21'11" x 16'8" (6.7 x 5.10)



Bedroom 1
18'11" x 7'1" (5.77 x 2.16)



Living Room
41'11" x 29'10" (12.8 x 9.11)



Bedroom 2
12'2" x 9'10" (3.72 x 3.01)

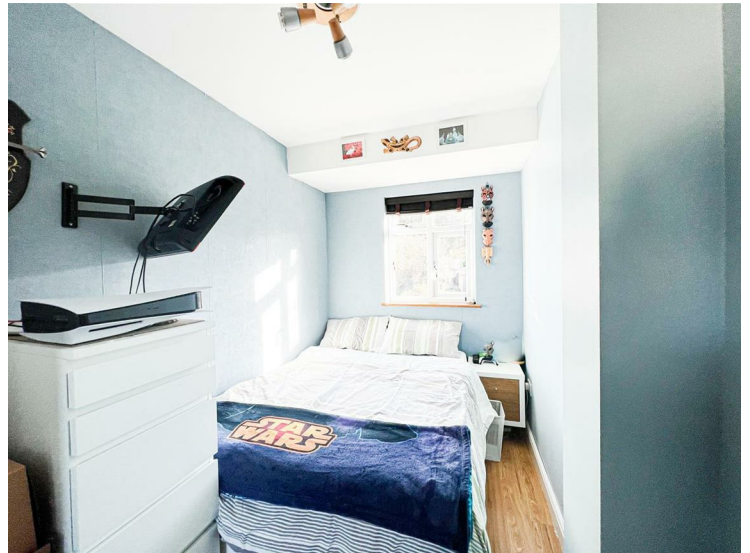


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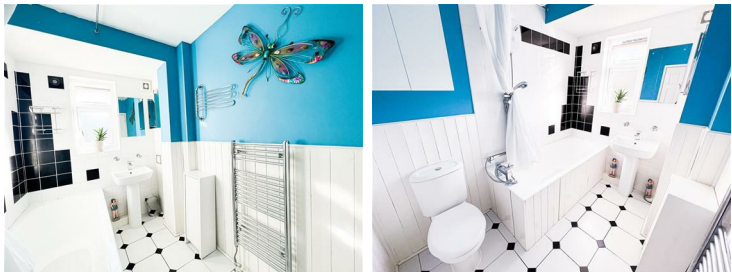
Dressing Room
6'9" x 5'10" (2.07 x 1.78)



Bedroom 3
12'9" x 9'10" (3.89 x 3.00)



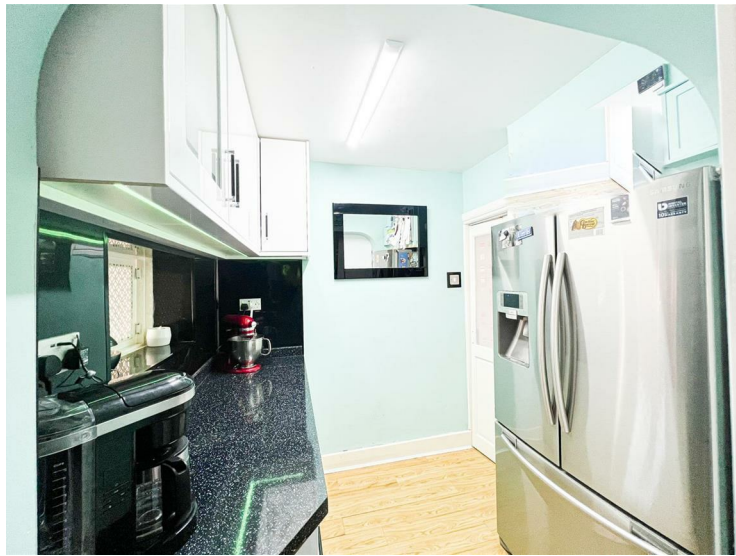
Bathroom
8'3" x 5'10" (2.54 x 1.79)



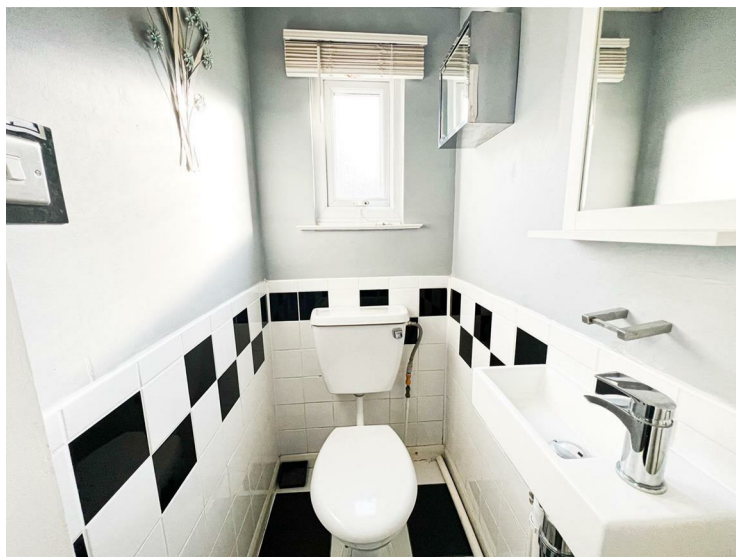
Garden

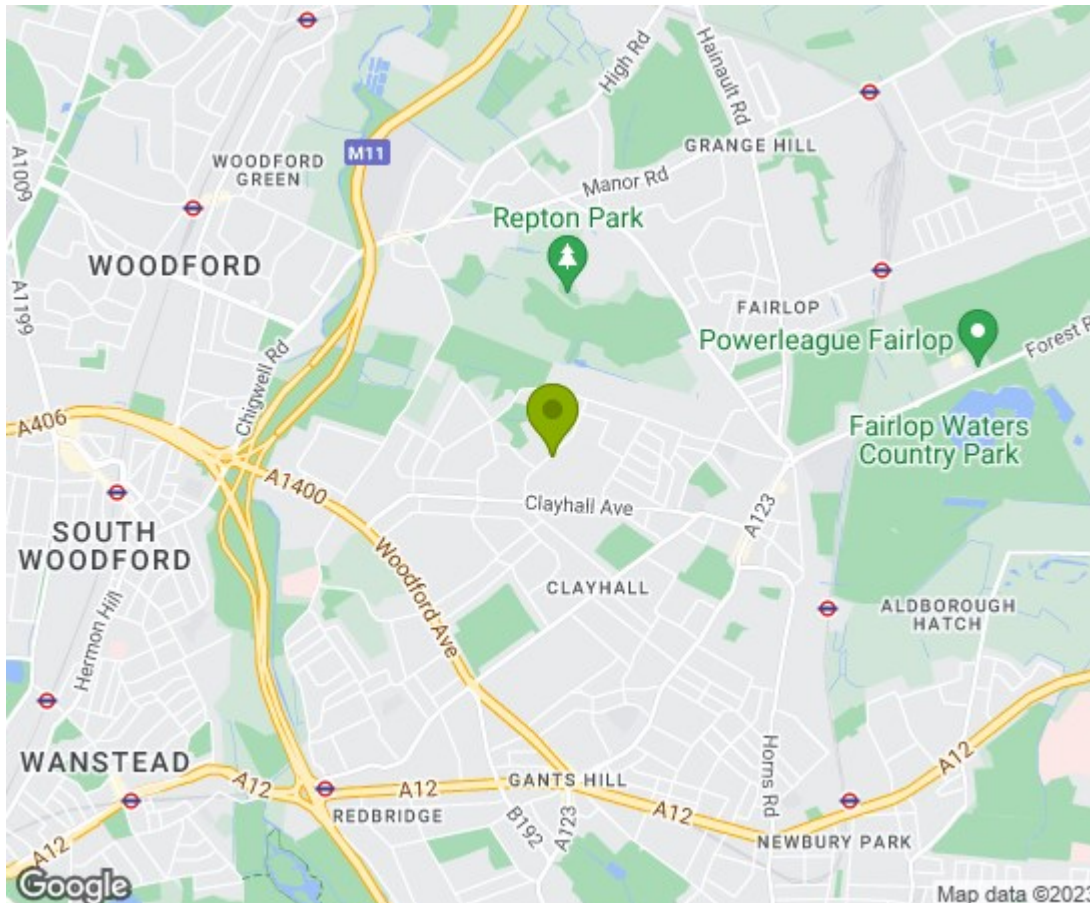


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WC





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

