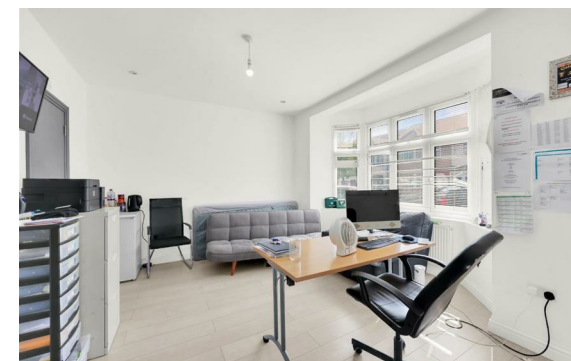




Crownfield Avenue, , Ilford, IG2 7RR

- NINE BEDROOM CAREHOME
- HEAVILY EXTENDED TO SIDE, REAR & LOFT DORMA
- OFF STREET PARKING
- CURRENT RENTAL YIELD OF 6.8% WITH SCOOP TO INCREASE TO 8%
- C3(B) LICENSE GRANTED FOR UPTO 6 PEOPLE

- MID TERRACE FREEHOLD
- NINE EN-SUITES
- LARGE REAR GARDEN
- EXCELLENT INVESTMENT OPPORUNITY
- APPROX 2300 SQFT

Offers In Excess Of £1,000,000

Crownfield Avenue, , Ilford, IG2 7RR

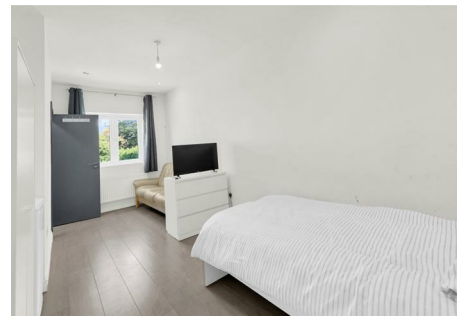


Nestled in the desirable area of Crownfield Avenue, Ilford, this impressive mid-terrace house presents a remarkable investment opportunity. Spanning an expansive 2,259 square feet, the property boasts nine well-appointed bedrooms, each with its own ensuite bathroom, making it ideal for a care home setting or a large family residence.

The house has been thoughtfully extended to the side, rear, and loft, ensuring ample living space while maintaining a high standard of condition throughout. With a current rental yield of 6.8%, there is significant potential to increase this to 8% following an imminent rent review, making it an attractive proposition for savvy investors.

Conveniently located, the property is just a short distance from Newbury Park Station, providing excellent transport links for commuting and easy access to local amenities. Additionally, off-street parking is available for one vehicle, adding to the convenience of this well-situated home.

Currently let, the property can be made available with vacant possession if required, offering flexibility for prospective buyers. This freehold care home, licensed for up to six residents under the C3(b) category, is a rare find in the market and is sure to appeal to those looking for a lucrative investment or a spacious family home in a prime location. Don't miss the chance to explore this exceptional property.



Crownfield Avenue, , Ilford, IG2 7RR



Porch

Hallway

Room One
13'8 x 13'3

En-suite
7'5 x 4'2

Room Two
16'0 x 6'3

En-suite
6'3 x 3'11

Room Three
18'5 x 9'0

En-suite
7'10 x 4'0

Room Four
10'1 x 9'5

En-suite
6'6 x 2'11

Kitchen (L Shape)
28'3 x 19'10

First Floor Landing

Room Five
13'3 x 11'2

En-suite
7'7 x 3'8

Room Six
13'3 x 11'1

En-suite
5'10 x 4'2

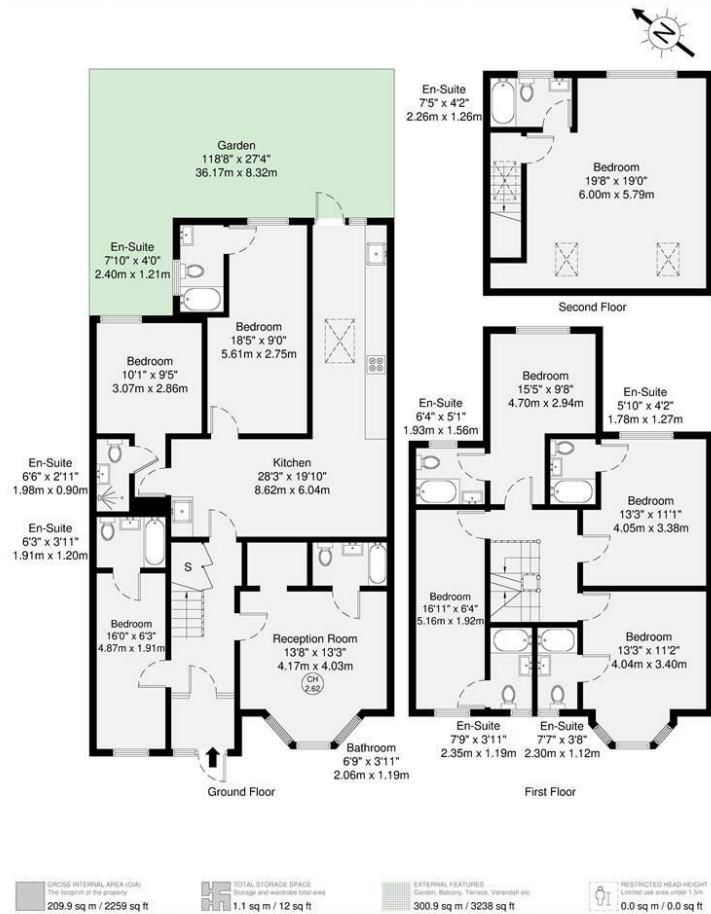
Room Seven
15'5 x 9'9

En-suite
6'4 x 5'1

Room Eight
16'11 x 6'4

En-suite
6'4 x 5'1

Room Nine
19'8 x 19'0



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Viewings

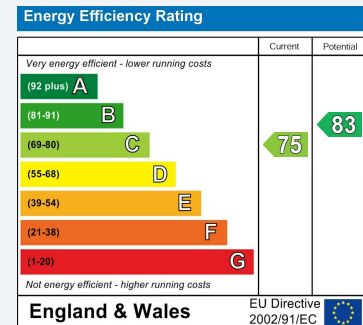
Please contact chadwell.heath@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.