



## Meads Lane, , Ilford, Essex, IG3 8NY

- THREE BEDROOM
- FIRST FLOOR BATHROOM
- OPEN PLAN KITCHEN/DINER
- REDBRIDGE BOROUGH
- REQUIRES SOME REFURBISHMENT
- MID TERRACE HOUSE
- FRONT & REAR GARDEN
- CHAIN FREE
- IDEAL FAMILY HOME OR BUY TO LET INVESTMENT

**Offers In Excess Of £425,000**

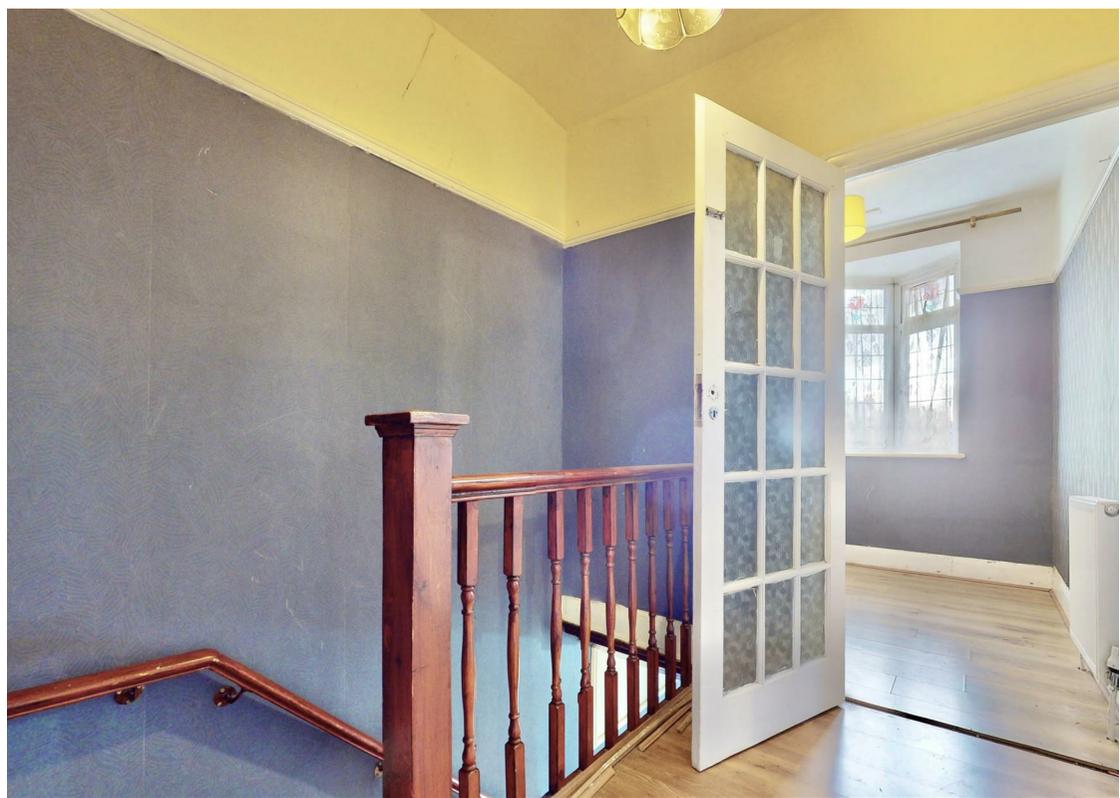
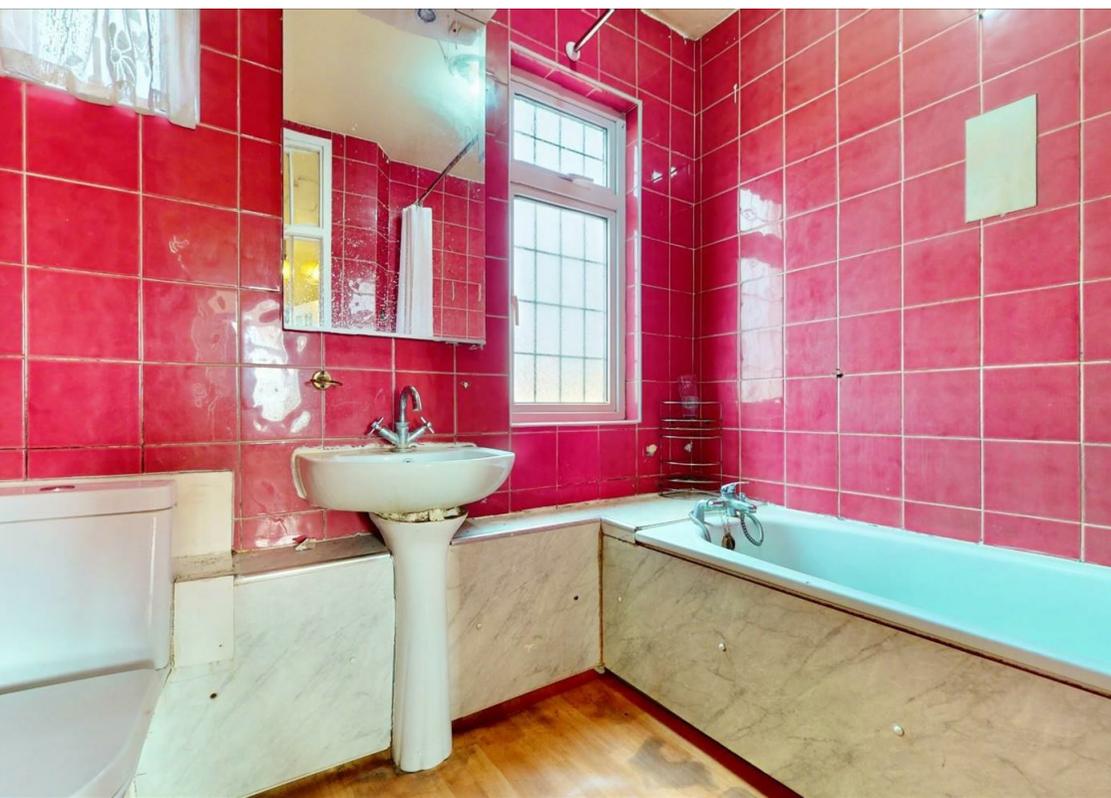


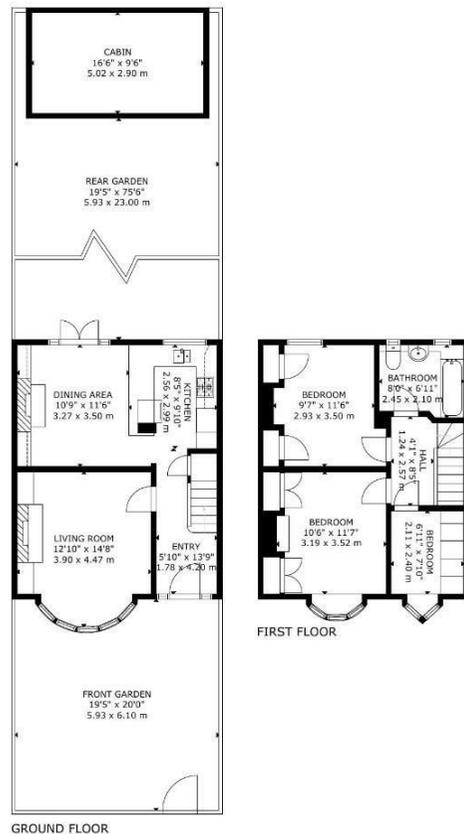
# Meads Lane, , Ilford, Essex, IG3 8NY

## DESCRIPTION

CHAIN FREE- Superbly located opposite Downshall School offering easy access to Newbury Park & Seven Kings Station and local amenities is this three bedroom mid terrace house. Internally the property boasts two reception rooms, open plan kitchen, first floor bathroom and three bedrooms. The property further benefits from a spacious rear garden with large outbuilding and front garden with potential for off street parking subject to approval from local authority. The property would make an ideal family home or buy to let investment and is offered to the market chain free.







GROSS INTERNAL AREA  
 TOTAL: 87 m<sup>2</sup>/936 sq ft  
 GROUND FLOOR: 44 m<sup>2</sup>/472 sq ft, FIRST FLOOR: 43 m<sup>2</sup>/464 sq ft  
 EXCLUDED AREAS: FRONT GARDEN: 34 m<sup>2</sup>/366 sq ft, REAR GARDEN: 136 m<sup>2</sup>/1,468 sq ft, CABIN: 15 m<sup>2</sup>/157 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Viewings

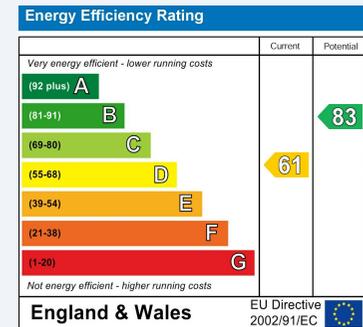
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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