



## Warren Terrace, Eastern Avenue West, , Chadwell Heath, RM6 5SB

- THREE BEDROOM
- GARAGE
- RECEPTION ROOM
- IDEAL FIRST TIME BUY OR BUY TO LET
- CHAIN FREE
- SEMI DETACHED
- OFF STREET PARKING
- FIRST FLOOR BATHROOM
- WELL MAINTAINED
- CALL NOW TO VIEW

**Offers In Excess Of £425,000**

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Nestled in the desirable area of Warren Terrace, Eastern Avenue West, Chadwell Heath, this charming three-bedroom semi-detached house presents an excellent opportunity for both families and investors alike. The property boasts a well-maintained interior, ensuring a comfortable living environment for its occupants.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for family gatherings or entertaining guests. The three bedrooms offer ample space for relaxation and personalisation, making it an ideal setting for a growing family. The property also features a well-appointed bathroom, catering to the needs of modern living.



One of the standout features of this home is the garage accessible via a shared driveway, providing convenient parking and additional storage options. The location offers excellent motoring links via the A12, making commutes into Essex or London both straightforward and efficient.

This property is being offered chain-free, allowing for a smooth transition for prospective buyers. Whether you are looking for a perfect family home or a buy-to-let investment, this semi-detached house on Warren Terrace is a remarkable find that should not be missed.



# Warren Terrace, Eastern Avenue West, , Chadwell Heath, RM6 5SB



**LIVING ROOM**  
19'7" x 15'11"

**PRIMARY BEDROOM**  
12'2" x 10'0"

**BATHROOM**  
8'3" x 5'6"

**KITCHEN**  
10'5" x 9'8"

**BEDROOM**  
10'9" x 10'4"

**REAR GARDEN**  
80'8" x 19'7"

**DINING ROOM**  
10'5" x 9'4"

**BEDROOM**  
7'11" x 6'11"

**GARAGE**  
14'9" x 7'6"



GROSS INTERNAL AREA  
TOTAL: 91 m<sup>2</sup>/985 sq.ft  
GROUND FLOOR: 46 m<sup>2</sup>/500 sq.ft, FIRST FLOOR: 45 m<sup>2</sup>/485 sq.ft  
EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>/15 sq.ft, GARAGE: 10 m<sup>2</sup>/111 sq.ft, STORAGE: 10 m<sup>2</sup>/109 sq.ft,  
REAR GARDEN: 118 m<sup>2</sup>/1,276 sq.ft, FRONT GARDEN: 24 m<sup>2</sup>/259 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Viewings

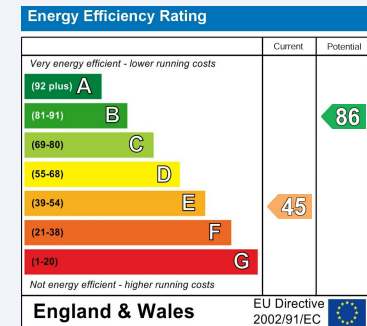
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

