

“Great location, close to King George’s Hospital, Elizabeth line stations & schools”

*Extended 3 bedroom house, featuring an open plan kitchen/diner & big garden. A perfect family home!*

# KEVAN WIMBORNE

POWERED BY **exp** UK

*your local independent Estate Agent*

**07498 206122**



**£525,000** freehold

Looking for a good size family home?  
Looking to live in a convenient location  
close to schools, hospital and is within  
easy reach for stations?

You need to take a look at this great  
value 3 bedroom, extended end terrace  
house, maintained in good condition  
throughout, featuring a detached garage  
and a lovely long, landscaped garden.

**NO UPWARD CHAIN.**

**Hurry to book your viewing now!**

**Gresham Drive  
Chadwell Heath, RM6**



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Call or email for more information  
**[kevan.wimborne@exp.uk.com](mailto:kevan.wimborne@exp.uk.com)**



Storm porch entrance, door to,

**Open plan Lounge 16'4 x 11'0 (4.99m x 3.35m)** maximum Double glazed window to front, double and single radiator, laminate floor, stairs to first floor,

**Open plan Kitchen/Dining Room,**

**Kitchen area 10'7 x 6'9 (3.26m x 2.10m)** Fitted units, gas hob, built in oven, plumbed for washing machine, gas fired boiler, tiled floor,

**Dining area 10'7 x 9'6 (3.26m x 2.92m)** Radiator, leading out to family room at rear,

**Family room 14'3 x 7'2 (4.35m x 2.19m)** Double glazed window and door to garden,

**Landing** Built in airing cupboard, double glazed window to side, stairway to loft room,

**Bedroom 1 11'9 x 10'0 (3.62m x 3.04m)** Double glazed window to front, fitted wardrobes, radiator,

**Bedroom 2 10'8 x 10'4 (3.29m x 3.16m)** Double glazed window to rear, built in cupboard housing hot water tank, radiator,

**Bedroom 3 8'0 x 6'2 (2.43m x 1.88m)** Double glazed oriel bay window to front, radiator,

**Bathroom/WC** White suite comprising, panelled bath, Triton shower fitment, wash hand basin, low flush wc, heated towel rail, double glazed window to rear,

**Loft room 9'6 x 9'2 (2.92m x 2.80m)** maximum, 2 Velux windows,

**Exterior** Front garden has space for 1/2 cars. Shared drive at side leads to a **detached garage** in the garden. At the rear there is a long, good size garden, landscaped with mature trees, bushes and lawn - with paved patio areas.

Note: London Borough of Redbridge Council Tax Band **D** - 2024/2025 charges - £2089.87

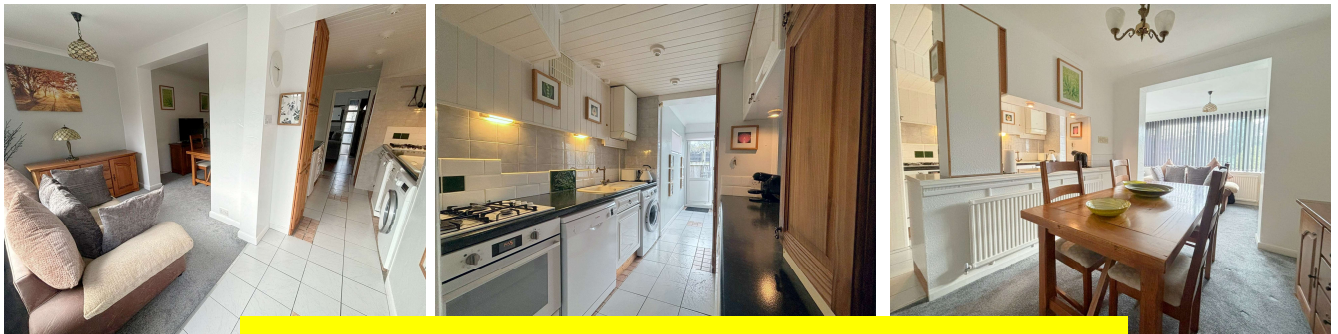
### What's near to Gresham Drive

Schools: Chadwell Heath Academy - Ofsted rated Good / Grove Primary School - Ofsted rated Outstanding  
King George's Hospital is within walking distance

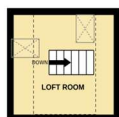
**Elizabeth line**, Chadwell Heath & Goodmayes Stations, both approx 0.7 miles.

Newbury Park **Central Line** is a short drive away

Parks, Shopping centres and road links to local and major destinations are all within easy reach.



more photos available online - [kevanwimborne.exp.uk.com](http://kevanwimborne.exp.uk.com)



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made in respect of their operation or efficiency can be given.  
Made with Hoxipic 12/2024



Energy Efficiency Rating		
Energy efficiency - best rating costs	Current	Potential
92-100	A	
81-91	B	84
69-80	C	
55-68	D	
49-54	E	31
45-48	F	
35-44	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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