



SOUGHT AFTER LOCATION

CLOSE TO LOCAL SCHOOLS

WALKING DISTANCE TO LOCAL AMENITIES

EXTENDED KITCHEN/DINER

FOUR BEDROOMS

OFF ROAD PARKING



Asking Price £450,000

Spacious family house with a MASSIVE KITCHEN DINER. This extended family home benefits from four good sized bedrooms, through lounge, bathroom to the first floor, shower room to the loft, plus a wet room and utility area to the ground floor, double glazing and gas central heating. This property would make an ideal family home. It is located within the catchment area for primary and secondary schools, bus routes into Ilford town centre and Ilford (Crossrail) station.

Hallway

Entrance is via double glazed storm porch and double glazed door to hallway. Tiled floor, radiator, coving to ceiling, under stairs storage. Door to lounge and utility area and wet room.

Utility area and Wet room 8ft 7in x 5ft 2in (2.65m x 1.7m)

Tiled walls, plumbing for washing machine, stainless steel sink with roll top worktop. Door to fully tiled wet room with close coupled low flush WC and thermostatic shower mixer.

Lounge 25ft 5in into Bay x 10ft 10in (7.8m x 3.3m)

Round bay double glazed window to front elevation, coving to ceiling, laminate flooring, double glazed French doors with fanlight to kitchen/diner, radiator.

Kitchen/Diner 19ft 8in x 15ft 1in (6m x 4.6m)

Double glazed French doors and windows to garden, skylight, range of wall and base units with black rolltop worktops, stainless steel chimney extractor hood, part tiled walls, space for range gas cooker. island with base units, black roll top worksurface and stainless steel sink with mixer tap, plumbing for washing machine, Tiled floor.

Bedroom 1 17ft 1in x 11ft 2in (5.2m x 3.4m) narrowing to 10ft 8in x 7ft 4in (3.3m x 2.23m)

Occupying the full width of the property with two double glazed casement windows to front elevation. Coving to ceiling, radiator

Bedroom 2 11ft 1in x 10ft 8in narrowing to 9ft 4in (3.4m x 3.3m narrowing to 2.85m)

Double glazed casement window to rear elevation, radiator.

First Floor Bathroom 7ft 3in x 5ft 9in narrowing to 4ft (2.2m x 1.8m narrowing to 1.23m)

Tiled walls and floor, obscure glass double glazed window, panel bath with shower mixer, close coupled low flush WC, wash hand basin with mixer tap and vanity unit.

Bedroom 3 8ft 10in x 8ft 10in (2.7m x 2.7m)

Double glazed casement window to rear elevation, radiator.

Bedroom 4 14ft 9in narrowing to 11ft 9in x 8ft 6in (4.5m narrowing to 3.6m x 2.6m)

Located at the front of the property and occupying the full width of the property with restrictive head space. Two velux style windows, eaves storage, radiator.

Shower room 5ft 6in x 4ft 6in (1.7m x 1.39m)

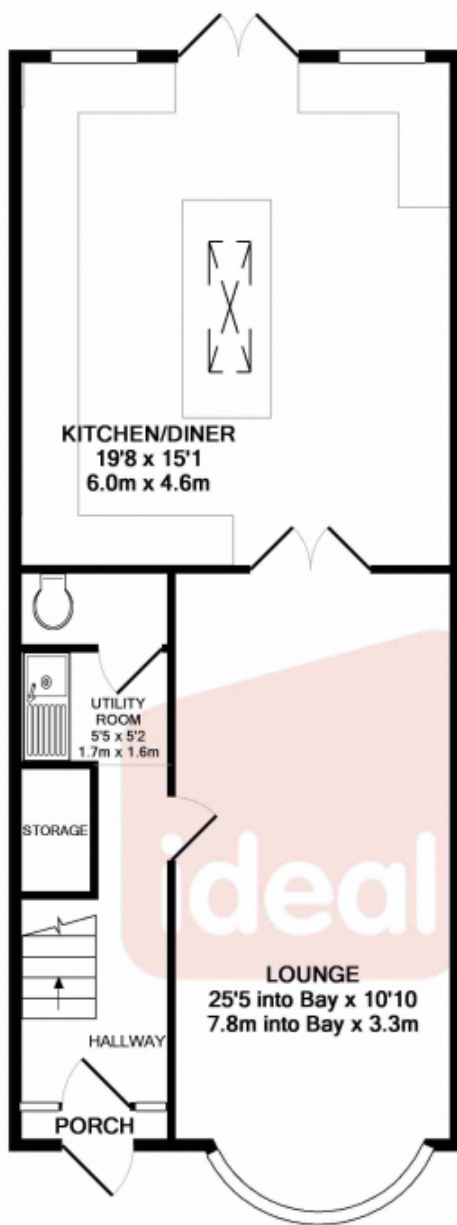
Fully tiled shower room with double glazed window, corner shower enclosure, low flush close coupled WC and corner wash hand basin with mixer tap.

Garden

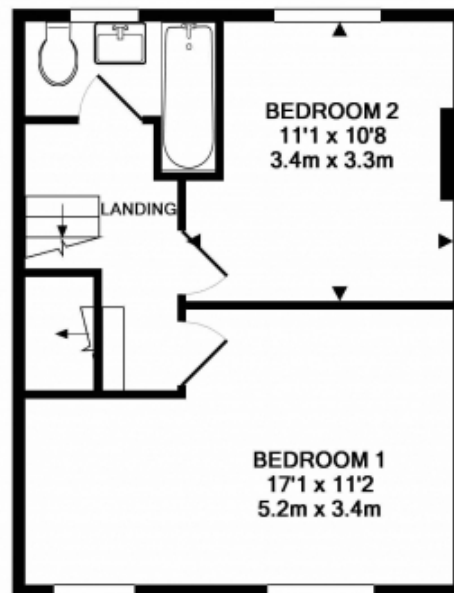
Approximately 30ft (9m) in length. Concrete steps leading to garden with concrete tiled path to decking area and wood outhouse.

Off road parking

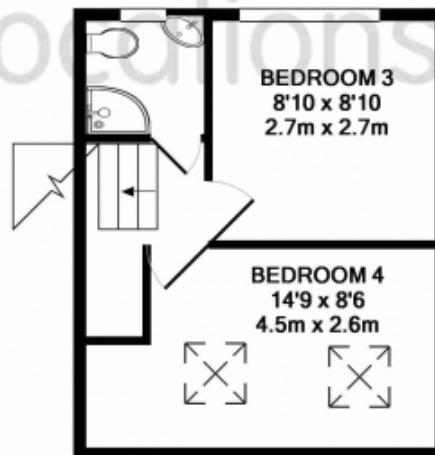
The property benefits from off road parking to the front for one car.



GROUND FLOOR
APPROX. FLOOR
AREA 719 SQ.FT.
(66.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.2 SQ.M.)



LOFT ROOM
APPROX. FLOOR
AREA 233 SQ.FT.
(21.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1320 SQ.FT. (122.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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 as to their operability or efficiency can be given
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