



Sandra Davidson are privileged to offer an extremely rare opportunity to acquire a wonderful family home situated on one of Ilford's most premier roads within the Garden City. This immaculately presented, impressively EXTENDED semi-detached period property offers it's own splendour of original ornate period features with a mix of feature contemporary finishes and good size accommodation. The property benefits from a large entrance hall giving a warm ambiance, two reception rooms, kitchen/diner, four bedrooms, family bathroom, en-suite master bedroom and large rear garden. The property is within walking distance to Valentine's Mansions, local shops, amenities and Gants Hill Central Line Station.

This spectacular property can only be appreciated by internal inspection and comprises:-



ENTRANCE

Via fully enclosed storm porch with tiled flooring, feature light, opaque sidelight windows, wooden door into entrance hall with opaque sidelight windows, tiled flooring with under floor heating, ceiling rose with inset feature light, ceiling architrave, further feature light, radiator with bespoke wood cover, stairs leading down to cellar with power, lighting, metres and water softener, carpeted stairs to first floor, doors to:-

RECEPTION 5m max into alcove x 4.94m max into bay (16'5" max into alcove x 16'2" max into bay)

Double glazed square bay wooden framed window to front with fitted bespoke venetian blinds and fitted pelmet, radiator with bespoke wooden cover, ceiling architrave, decorative ceiling rose with inset feature chandelier, wall mounted lights, marble fire surround with inset fireplace, fitted carpet.

LOUNGE 7.68m x 3.95m (25'2" x 13'0")

Double glazed patio doors to rear with double glazed sidelight windows, two radiators with bespoke wooden cover, spotlights inset to ceiling, wall mounted lights, concealed wiring for television, fitted shelves with down lighting, wood flooring

FITTED KITCHEN/DINER

KITCHEN AREA 4.24m x 3.23m (13'11" x 10'7")

Fitted high gloss wall and base units with down-lighting, granite work surface with granite up-stand, one and half bowl integrated sink with integral drainer, four ring gas hob with extractor hood above, integrated oven/grill, integrated dishwasher, integrated fridge freezer, tiled flooring with underfloor heating, double glazed opaque window to flank, spotlights inset to ceiling, walk through to:-

DINING AREA 4.14m x 3.22m (13'7" x 10'7")

Double glazed patio doors to rear, further double glazed window to flank, radiator with bespoke wooden cover, tiled flooring, light

GROUND FLOOR WC 1.81m x 1m (5'11" x 3'3")

Low level WC with hidden cistern, wash and dry shower toilet with heated seat and remote control operation, wall hung hand wash basin with hidden faucet, floor to ceiling vanity unit with storage space, chrome plated heated towel rail, tiled walls, tiled flooring with underfloor heating, spotlights inset to ceiling, double glazed opaque window to flank,

FIRST FLOOR LANDING

Fitted carpet, feature radiator, spotlights inset to ceiling, ceiling architraves, access to boarded loft space, doors to:-

MASTER BEDROOM 5m max into bay x 4.38m max into Cpb (16'5" max into bay x 14'4" max into Cpb)

Double glazed wooden framed bay window to front with fitted bespoke venetian blind, fitted bespoke wardrobes with inset lighting, ceiling architrave, ornate ceiling rose with inset chandelier, fitted carpet,

EN-SUITE 2m x 1.98m (6'7" x 6'6")

Low level WC with douche, enclosed walk-in shower cubicle with hidden faucet, hand wash basin inset to vanity unit with feature glass ceiling-suspended lights, chrome plated heated towel rail, double glazed opaque window to flank, feature lights, tiled walls and flooring

BEDROOM TWO 4.08m max into bay x 3.55m (13'5" max into bay x 11'8")

Double glazed wooden framed bay window to rear with fitted bespoke venetian blind, ceiling architrave, feature

chandelier, fitted carpet, radiator

BEDROOM THREE 3.63m max x 2.79m (11'11" max x 9'2")

Double glazed wooden framed three light oriel bay window to front with fitted bespoke venetian blind, ceiling architrave, period timber fire surround with inset iron ore fire place, radiator, fitted carpet, light, period stain glass window to rear.

BEDROOM FOUR 3m x 3m (9'10" x 9'10")

Double glazed window to rear, radiator, fitted carpet, light.

FAMILY BATHROOM 3.26m x 2m (10'8" x 6'7")

Suite comprising: Bespoke walk-in glass steam shower cubicle with seating, ceiling rain fall effect shower, audio inputs and speakers for MP3 bluetooth connectivity. Wall mounted control panel with remote control. Wall hung low level WC with hidden cistern inset to full height vanity unit with storage solutions, hand wash basin with hidden cistern inset to vanity unit, wall mounted mirror with LED back lighting, panelled bathtub, chrome plated heated towel rail, marble effect tiled walls and flooring, spotlights to ceiling, double glazed opaque window to flank.

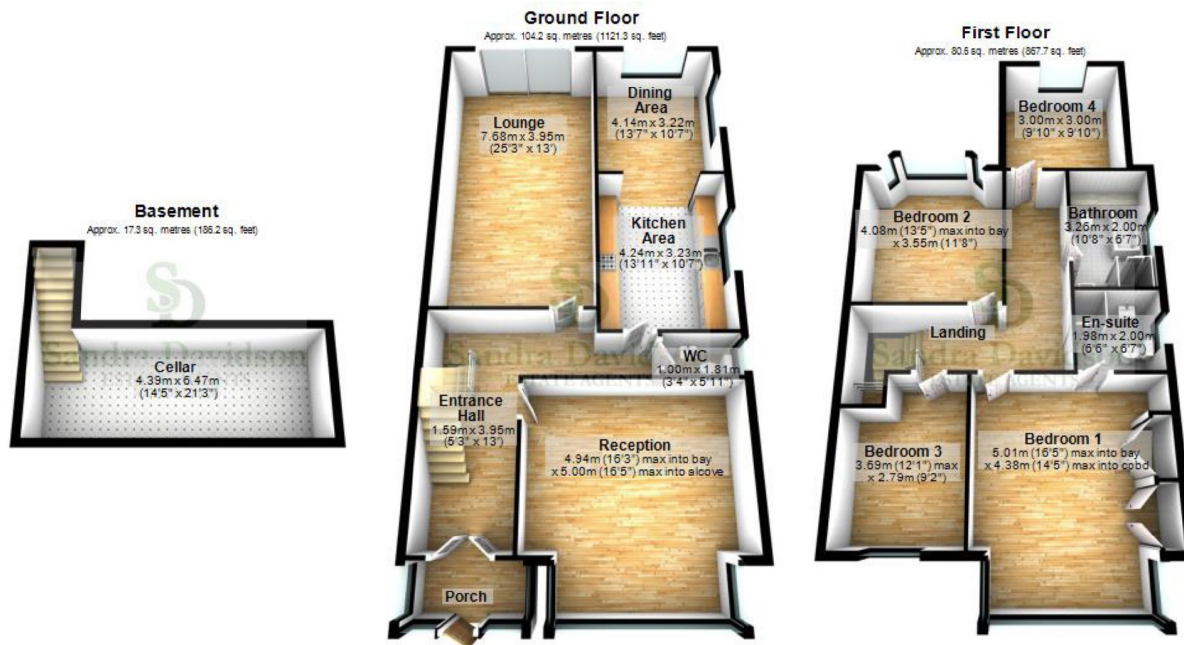
EXTERIOR 23m (75'6")

The rear garden measures approximately 75' with a large patio area to front with steps down to remainder lawn. There are established flowers, shrubs and fruit trees. Independent side access, fitted CCTV cameras.

To the front of the property there is off street parking for multiple cars via a gated drive.







This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com
Plan produced using PlanUp.