



CHURCHILL
estates



Devonshire Road,
Ilford

Asking Price £600,000

Tenure : Freehold

Floor Area : 1216.00 sq ft

Local Authority : Redbridge

Council Tax Band : D


Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Location:

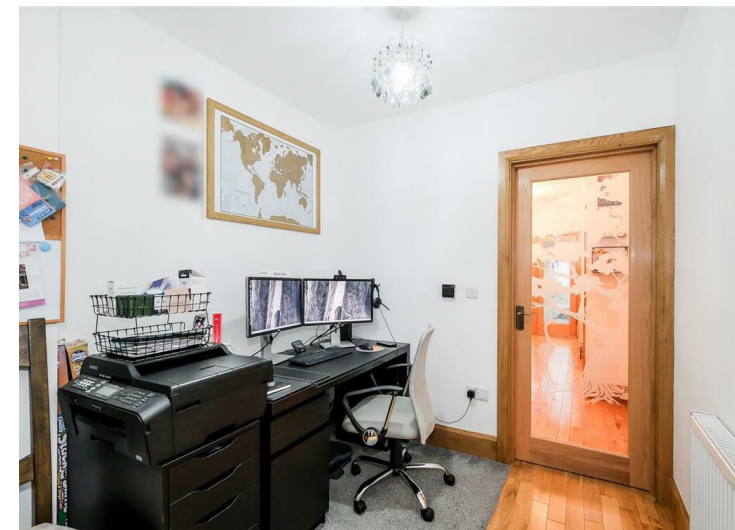
Devonshire Road is a very sought-after location. Its close proximity to Seven Kings station (Elizabeth Line) , Newbury Park station (Central Line) , and the A12 makes commuting into the city a breeze. Only a 10 minute walk away you will find Seven Kings Primary and Secondary school both have outstanding ofsted reports and are highly sought after. Just a short drive away, you are within easy reach of amenities such as M&S, Aldi, and Sainsbury's, as well as having a local grocery store at the bottom of the street. There's plenty to do nearby; for example, you are spoilt for choice with the number of parks and recreational grounds, sports clubs, and facilities.

Interior:

This home has been well designed and cared for by the current homeowners. On entrance, you are warmly welcomed through the double oak glass doors into the entrance hall, where you will find a ground-floor cloakroom and storage under the stairs. The living room boasts ample natural light, benefits from high ceilings, and is complete with a cozy log burner. Leading through to the rear, you are presented with a fully fitted kitchen complete with underfloor heating and a skylight. This space is great for having guests over and hosting dinner parties. There is also an office area, which could also be used as a guest bedroom. On the first floor, you will find three sizeable bedrooms, all with fitted wardrobes, a modern family bathroom, and an additional storage cupboard. The loft has been fully boarded and insulated, it has also been carpeted. You can easily convert this space with the necessary planning permissions.

Exterior:

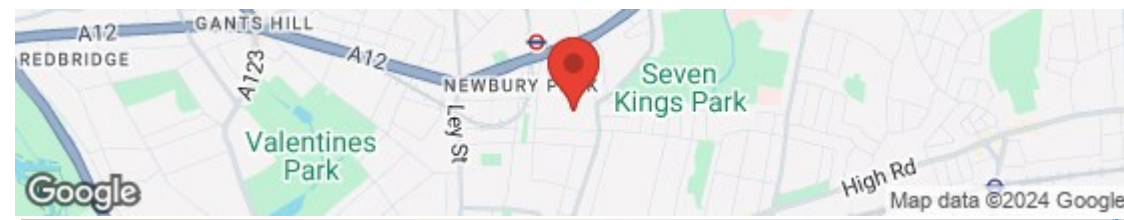
To the front of this family home, you are presented with off-street parking and street parking. Accessed via the kitchen through the bi-fold doors, you will find a low-maintenance rear garden, which benefits from a decked pergola area that can be used for having BBQ's and entertaining guests. To the back of the garden is an outbuilding, this can be used as a gym area, study or relaxation space, this space also offers plenty of storage.

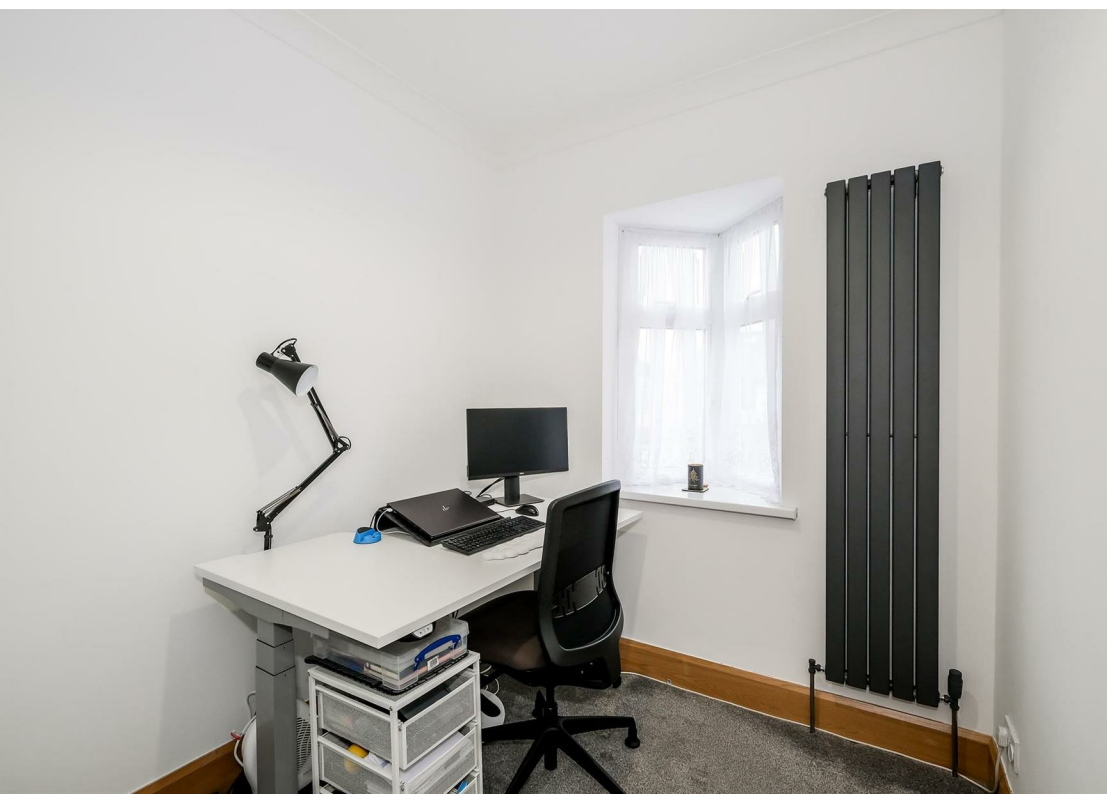




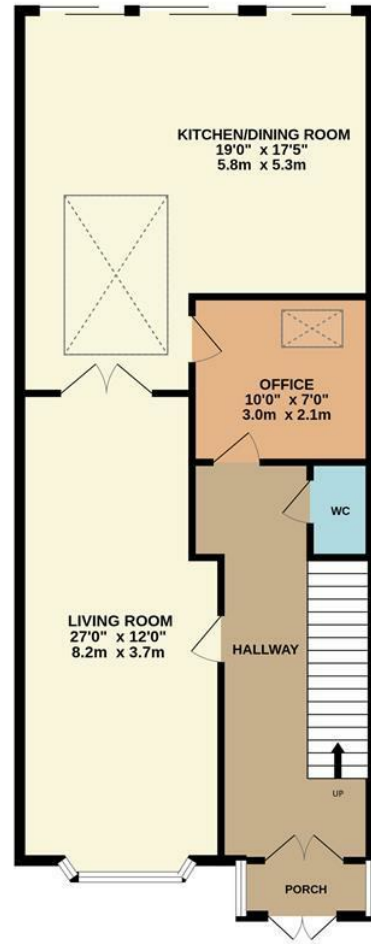


- A Modern Family Home In Excellent Condition With An Elegant Ambiance Throughout
- Multiple Parks & Recreation Grounds Nearby
- Through Lounge Complete With Log Burner
- Low Maintenance Rear Garden With Outbuilding
- Ground Floor Cloakroom
- Walking Distance To Newbury Park Station & Seven Kings Station / A12 Moments Away
- Easy Access To Amenities
- Open Plan Kitchen Diner With Underfloor Heating
- Further Potential To Extend STPP
- Off Street Parking





GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1216sq ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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