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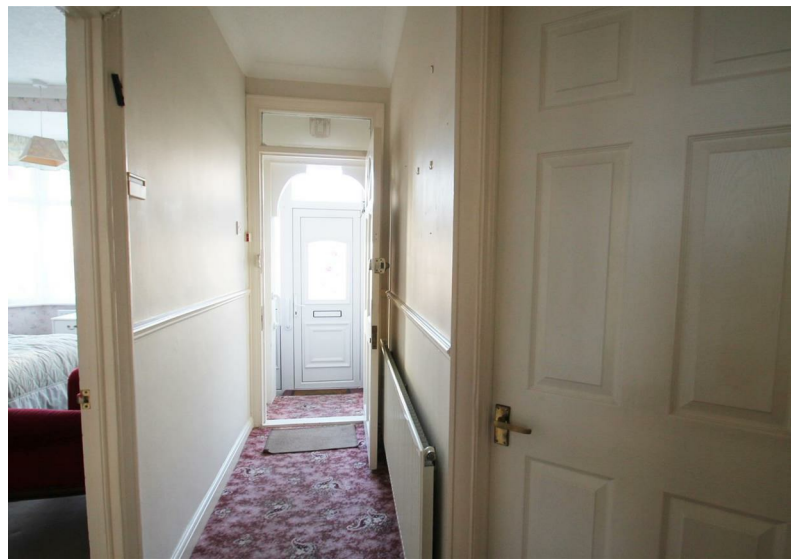
Residential Sales and Lettings



Donington Avenue, Ilford, IG6 1DR

Asking Price £545,000

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Entrance

Double glazed door to enclosed entrance porch with further door to:

Spacious Entrance Hall

Dado rail, radiator, coved cornicing.

Lounge/Dining Room

19'2 x 18'3 x 10'9 (5.84m x 5.56m x 3.28m)

Wall light points, four radiators, coved cornicing, double glazed French style doors to rear, double glazed bay windows to rear.

Bedroom One

15'3 x 10'5 (4.65m x 3.18m)

Fitted wardrobes, coved cornicing, radiator, double glazed bay window to front.

Bedroom Two

14'10 x 10'5 (into wardrobes) (4.52m x 3.18m (into wardrobes))

Fitted wardrobes, radiator, coved cornicing, double glazed bay window to front.

Fitted Kitchen

12'4 x 7'4 (3.76m x 2.24m)

Tiled with base and wall units, work surfaces, inset sink unit with mixer tap, built in four ring gas hob with oven under, wall mounted gas central heating boiler, double glazed door and window to rear garden.

Bathroom/WC

Tiled with suite comprising low flush WC, panelled bath, wash hand basin, walk-in shower cubicle, radiator, double glazed window to side, access to loft.

Exterior

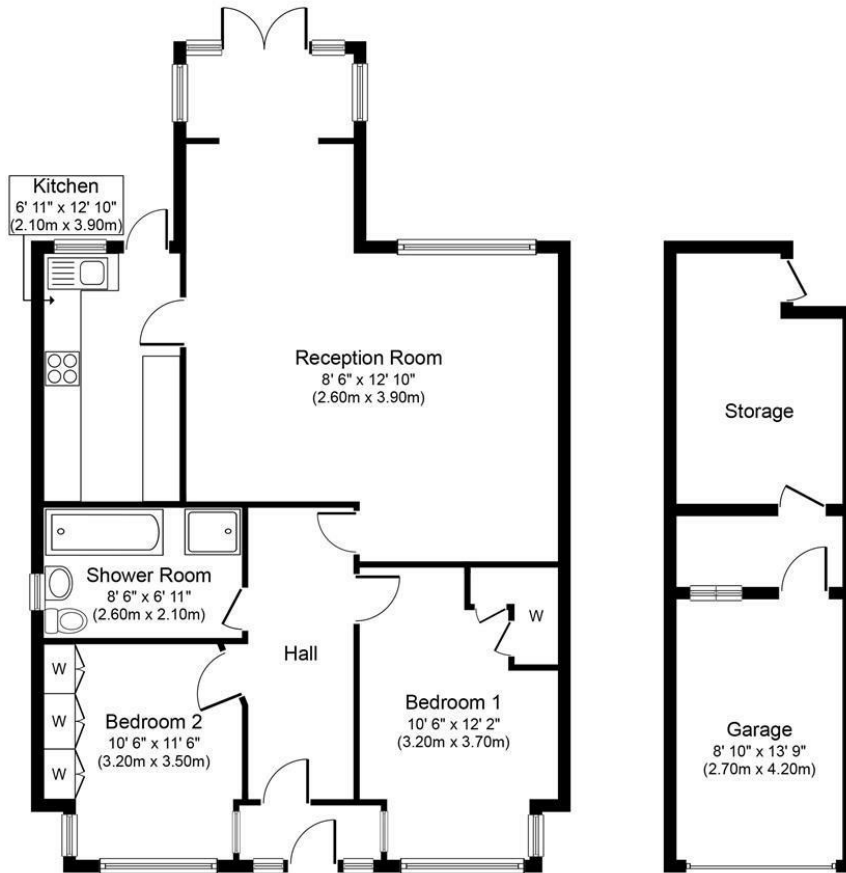
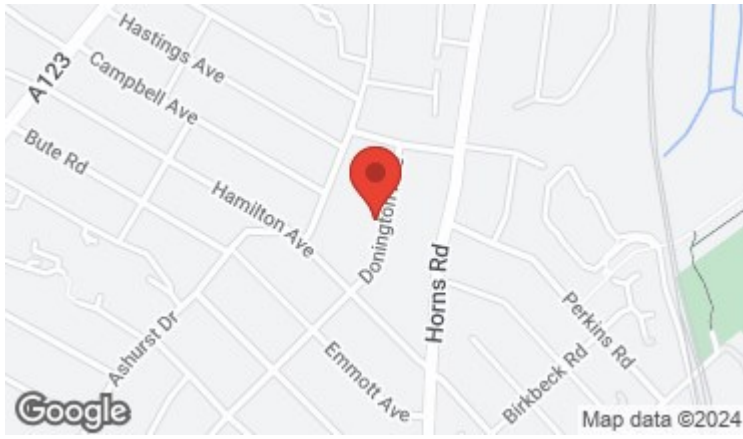
There is own drive to attached garage and utility area behind.

There is paved area providing off street parking and flower beds.

The rear garden is mainly laid to lawn with patio area.

Council Tax Band E





Approximate Floor Area
957 sq. ft.
(88.9 sq. m.)

Outbuilding
Approximate Floor Area
275 sq. ft.
(25.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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