

CHISSICK

Residential Sales and Lettings



Bawdsey Avenue, Ilford, IG2 7TJ

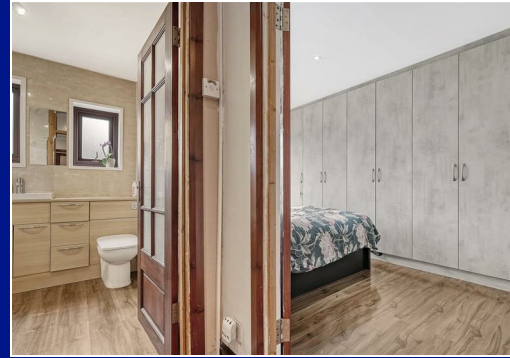
Asking Price £599,950

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Entrance

Double glazed door to:

Open Plan Hall Lounge

24'6 x 17'8 (7.47m x 5.38m)

Well appointed with wood style flooring and under floor heating, double glazed window to front, spotlights, ceiling fans, natural brick effect to one wall.

Kitchen/Diner

15'7 x 15'0 (4.75m x 4.57m)

Fitted with range of modern base and wall units, granite style work surfaces, built in breakfast bar, one and a half bowl sink unit with mixer tap, eye level built in double oven and grill, built in four ring gas hob, spotlights, double glazed doors to rear garden, double glazed window to rear, tiled flooring with under floor heating, leading to:

Utility Area

6'11 x 5'11 (2.11m x 1.80m)

Wall mounted gas central heating boiler, plumbing for automatic washing machine.

Ground Floor Cloakroom

Comprises low flush WC, wash hand basin.

Stairs to First Floor Landing

Bedroom One

12'8 (max) x 11'1 (3.86m (max) x 3.38m)

Fitted with modern wardrobes and recess for bed, end table, coved cornicing, spotlights, radiator, double glazed bay window to front.

Bedroom Two

12'0 x 9'9 (3.66m x 2.97m)

Laminate style flooring, fitted wardrobes, radiator, double glazed bay window to rear, spotlights.

Bedroom Three

8'4 x 7'3 (2.54m x 2.21m)

Laminate style flooring, coved cornicing, radiator, oriel style double glazed window bay window to front.

Family Bathroom

Comprises panelled bath with jacuzzi, shower screen, mixer tap and shower attachment, vanity wash hand basin with storage under, low flush WC, two obscure double glazed windows to rear, heated towel rail.

Stairs to Second Floor Landing

Bedroom Four/Loft Conversion

19'10 x 18'0 (6.05m x 5.49m)

Two velux style windows to front, double glazed doors to rear with Juliette balcony, laminate style flooring, spotlights.

En-Suite Shower Room

Comprises walk-in shower cubicle, low flush WC, vanity wash hand basin with storage under, obscure double glazed window to rear.

Exterior

The front is paved providing off street parking.

The rear garden is well planned with lawn, patio area, flower borders and summerhouse/shed.

COUNCIL TAX BAND D





Total area: approx. 149.7 sq. metres (1610.9 sq. feet)

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Plan produced using PlanUp.

Bawdsey Avenue

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	85
	55
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	
EU Directive 2002/91/EC	

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