

CHISSICK

Residential Sales and Lettings



Applegarth Drive, Ilford, IG2 7TQ

Price Guide £469,950

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Entrance

Double glazed door to entrance hall:

Entrance Hall

Cupboard under stairs, radiator

Through-Lounge

25'6x12' (7.77mx3.66m)

Well appointed with coved cornicing, radiator, double glazed sliding patio doors to rear garden, double glazed bay window to front

Fitted Kitchen

9'5x6'9 (2.87mx2.06m)

Fitted with range of modern base and wall units, work surfaces, inset sink unit, gas cooker point, plumbing for automatic washing machine, double glazed door and window to rear garden

Stairs to First Floor Landing

Access to loft

Bedroom One

12'5x10'1 (3.78mx3.07m)

Well appointed with range of fitted wardrobes, recess for bed, radiator, coved cornicing, double glazed window to front

Bedroom Two

12'6x10'4 (3.81mx3.15m)

Built-in fitted wardrobes, cupboard housing gas central heating boiler, radiator, double glazed window to rear

Bedroom Three

8'8x6'5 (2.64mx1.96m)

Coved cornicing, radiator, double glazed window to front

Family Bathroom

Tiled with suite comprising panelled bath with mixer tap, Aqualisa shower over and shower screen, pedestal wash hand basin, low flush WC, mirrored cabinet, obscure double glazed window to rear

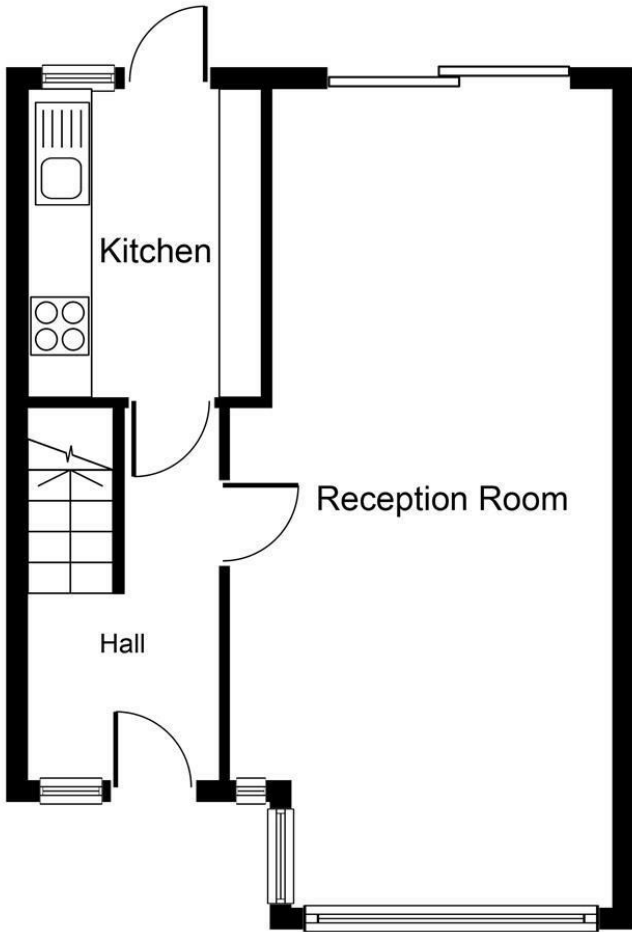
Exterior

The front is paved providing off street parking

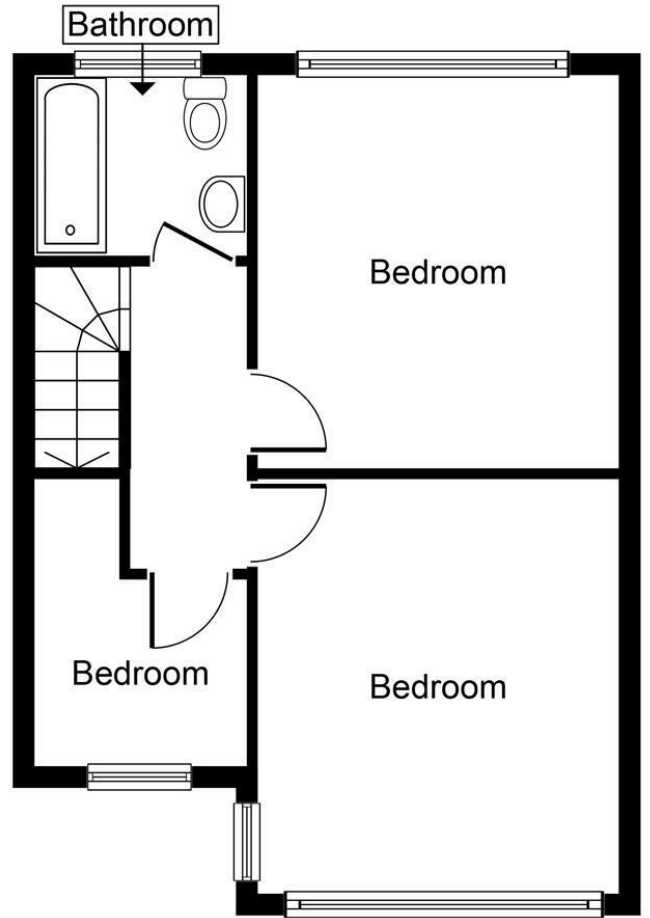
The rear garden is of good size comprising lawn, paved patio and garden shed

Council Tax Band D





Ground Floor



First Floor

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			88
(81-91) B			
(69-80) C		69	
(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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