

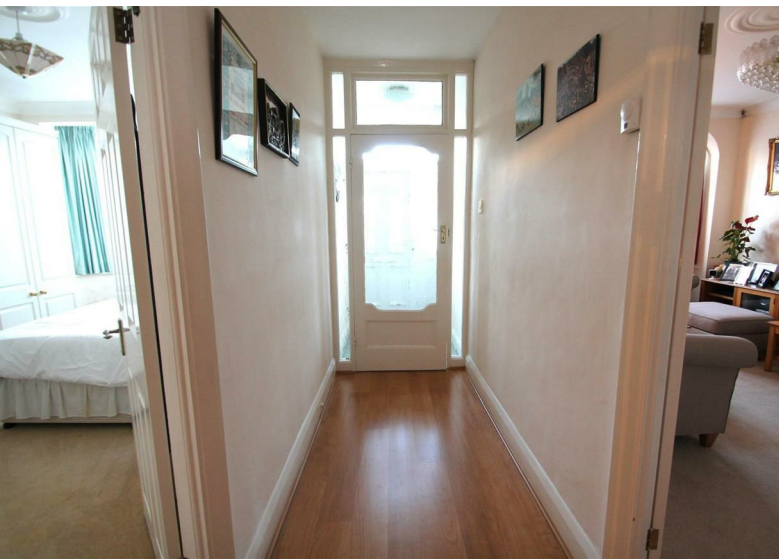
CHISSICK

Residential Sales and Lettings



Leigh Avenue, Ilford, IG4 5PH

£635,000



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Entrance

Double glazed door to enclosed entrance porch
Further glazed door to:

Entrance Hall

Spacious entrance hall with laminate style flooring, concealed radiator, built-louvre cupboard housing shower

Lounge

16'8x10'8 (5.08mx3.25m)
Well appointed with coved cornicing, sliding patio doors to Conservatory, radiator, ceiling rose

Kitchen/Diner

19'4x12'8 (5.89mx3.86m)
Fitted with extensive range of modern base and wall units, work surfaces, built-in electric hob with oven under and extractor over, plumbing for automatic washing machine, 1 1/2 bowl sink unit, integrated dishwasher, cupboard housing gas central heating boiler, double glazed door and windows to rear, laminate style flooring

Conservatory

18'6x7'6 (5.64mx2.29m)
Double glazed doors and windows to rear garden, power and light, laminate style flooring, radiator

Bedroom One

18'2x11'10 (5.54mx3.61m)
Fitted with range of modern fitted wardrobes, matching freestanding dresser, radiator, coved cornicing, double glazed bay window to front

Bedroom Two

18'4x11'3 (5.59mx3.43m)
Coved cornicing, ceiling rose, radiator, double glazed bay window to front

Bathroom/WC

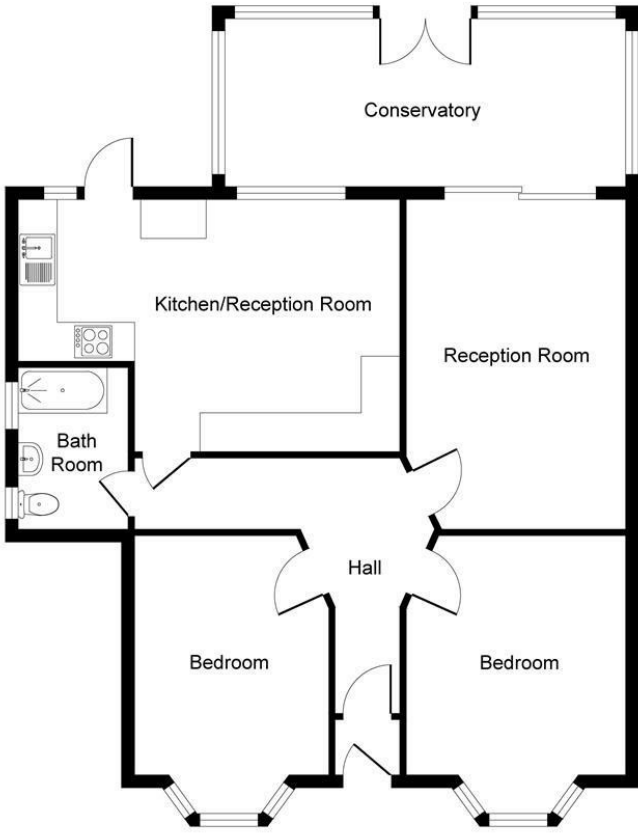
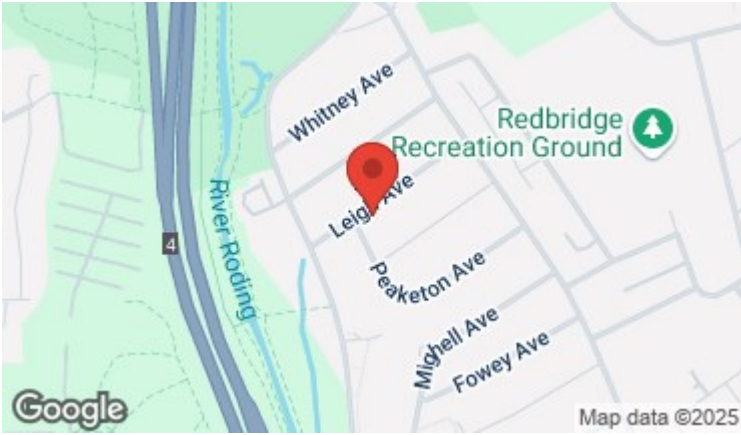
Tiled with modern suite comprising panelled bath with grab rail, shower screen, mixer tap and shower attachment, low flush WC, vanity wash hand basin with mixer tap, radiator, obscure double glazed window to side

Exterior

The front is paved providing off street parking
There is own drive to attached garage with up and over door 15'7x7'2
The rear garden comprises good size patio area and borders

Council Tax Band E





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