

CHISSICK

Residential Sales and Lettings



Glenwood Gardens, Ilford, IG2 6XY

£749,950

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Entrance

Double glazed enclosed entrance porch with further part leaded light door to:

Entrance Hall

Built-in cloaks cupboard, further cupboard under stairs, vertical radiator, leaded light double glazed window to side

Reception One

13'6x12'5 (4.11mx3.78m)

Feature fireplace surround with backdrop and hearth, coved cornicing, spotlights, ceiling rose, two radiators, two leaded light double glazed windows to side, double glazed bay window to front

Reception Two

15'8x11'6 (4.78mx3.51m)

Coved cornicing, ceiling rose, two vertical radiators, spotlights

Extended Kitchen/Diner

19'2x17'7 (l-shaped) (5.84mx5.36m (l-shaped))

Fitted with extensive range of modern base and wall units, granite style worksurfaces, built-in breakfast bar, Range style gas cooker (negotiable) with extractor over, plumbing for automatic washing machine and dishwasher, two vertical radiators, tiled flooring, double glazed doors to rear garden, double glazed windows to rear garden, part glazed door to Entrance Hall

Ground Floor Shower Room

Comprising walk-in shower cubicle, low flush WC, pedestal wash hand basin with mixer tap, tiled flooring, mirrored cabinet, obscure double glazed window to side

Stairs to First Floor Landing

Leaded light double glazed window to side

Bedroom One

17'3x13' (5.26mx3.96m)

Fitted with range of modern wardrobes, coved cornicing, radiator into bay, spotlights, double glazed bay window to front

Bedroom Two

13'10x12'2 (4.22mx3.71m)

Fitted with range of modern wardrobes, recess for bed with storage over, coved cornicing, ceiling rose, double glazed window to rear

Bedroom Three

10'4x8'1 (3.15mx2.46m)

Coved cornicing, radiator, ceiling rose, Oriel style double bay window to front with deep window sill,

Family Bathroom

Modern suite comprising kidney shaped bath with mixer tap and shower attachment, shower screen, jacuzzi, vanity wash hand basin with mixer tap, heated towel rail, tiled flooring, obscure double glazed window to rear

Stairs to Second Floor Landing

Leaded light double glazed window to rear

Bedroom Four

17'9x10'5 (5.41mx3.18m)

Velux style window to front, double glazed window to rear, range of modern fitted wardrobes, spotlights, radiator, access to crawl space

Bedroom Five/Study

7'8x6'6 (2.34mx1.98m)

Spotlights, radiator, double glazed window to rear, built-in unit

En-Suite Shower Room

Comprises walk-in shower cubicle, vanity wash hand basin with mixer tap and cupboard under, heated towel rail, Velux style window to front

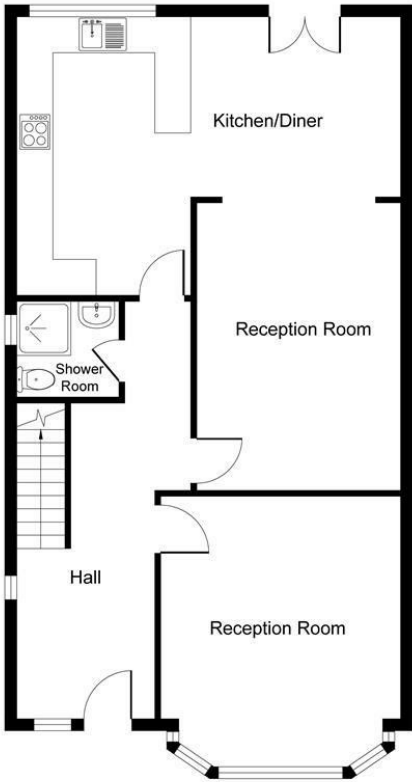
Exterior

The front is paved providing off street parking

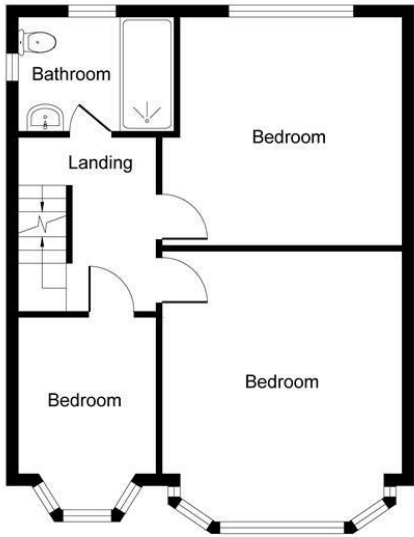
There is side entrance leading to own rear garden which is well planned and comprises lawn, patio and shrub borders

Council Tax Band E

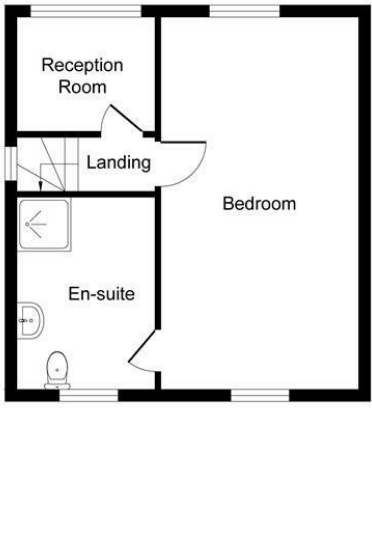




Ground Floor



First Floor



Second 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		
(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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