



***GUIDE PRICE £450,000 to £475,000 ***

Sandra Davidson are pleased to present an opportunity to acquire a TERRACED, two bedroom family home situated on the ever POPULAR COMMONWEALTH ESTATE in Ilford, within walking distance to Ilford CROSSRAIL station, local shops, CHRISTCHURCH & SEVENKINGS INFANTS & HIGH School and amenities. The property benefits from THROUGH LOUNGE RECEPTION and Kitchen on the ground floor with TWO GOOD SIZE BEDROOMS and BATHROOM on the first floor. Externally the property features a low maintenance rear garden and off street parking for multiple cars on OWN DRIVEWAY.

The property can only be appreciated by internal inspection and comprises:



ENTRANCE

Via own front door into entrance hall with; fitted carpet, radiator, feature light, decorative ceiling coving, carpeted stairs to first floor, door to:

THROUGH LOUNGE

Double glazed bay window to front, radiators, fitted carpet, five wall mounted lights, two feature, removable lights inset to ceiling rose, decorative ceiling architraves, timber fire surround, glazed French doors to rear into garden, further door to Kitchen

LOUNGE AREA 4.33m max into Bay x 3.58m max into Alcove (14'2" max into Bay x 11'9" max into Alcove)

DINING AREA 3.89m x 3.69m max (12'9" x 12'1" max)

Fitted wall and base units, work surface with tiled upstand, five ring range cooker with extractor hood and double oven, one and half bowl sink with drainer, integrated fridge, integrated freezer, integrated dish washer, access to under stair storage, double glazed window to flank, spotlights to ceiling, double glazed doors to rear garden

KITCHEN 4.65m x 2.38m (15'3" x 7'10")

FIRST FLOOR LANDING

Fitted carpet, light, fitted cupboard, access to loft space, doors to:

BEDROOM ONE 4.54m x 3.71m (14'11" x 12'2")

Two double glazed windows to front, radiator, fitted carpet, ceiling architraves, feature removable ceiling light inset to ceiling rose

BEDROOM TWO 4.67m x 2.38m (15'4" x 7'10")

Double glazed window to rear, radiator, fitted carpet, ceiling light

FAMILY BATHROOM 3.64m x 3.03m (11'11" x 9'11")

Suite comprising; corner bathtub, low level WC, pedestal hand wash basin, walk-in shower enclosure, vinyl flooring, double glazed window to rear, radiator, feature removable ceiling light

EXTERIOR 14m (45'11")

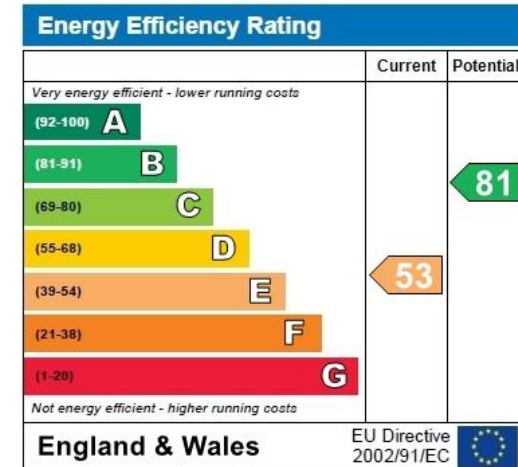
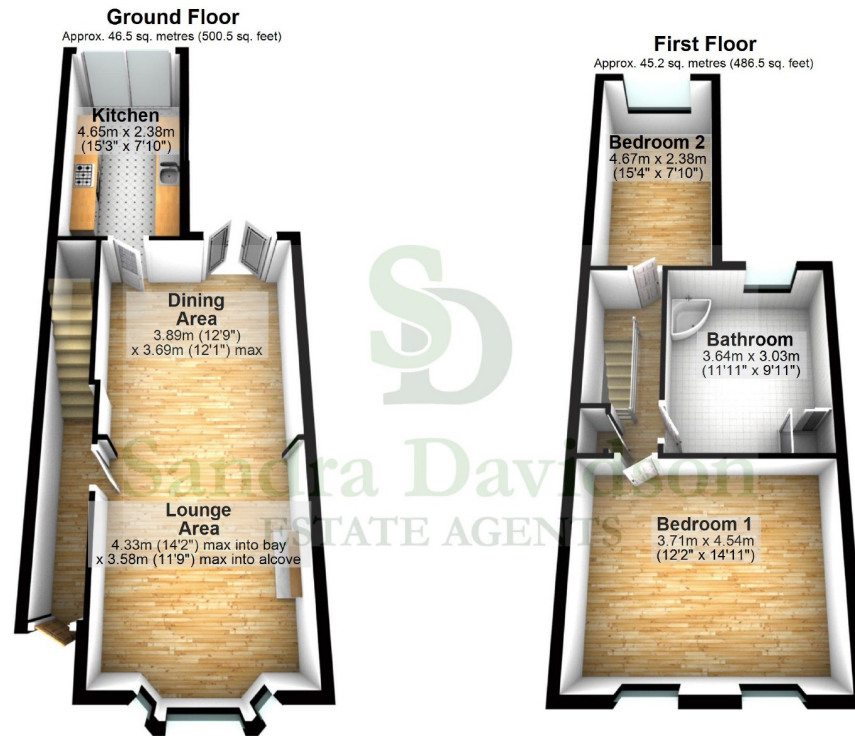
Stone paved, low maintenance rear garden measures approximately 46', timber shed to rear, stone built pond

To the front is off street parking on own driveway









This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com
Plan produced using PlanUp.