



Seymour Gardens, Ilford, IG1 3LN

Asking Price £850,000





Seymour Gardens

Ilford, IG1 3LN

Local Authority: REDBRIDGE

Tax Band: F

- EPC Rating: 53E
- DOUBLE FRONTED FAMILY HOME
- OFF THE DRIVE
- 50' GARDEN
- Highlands PRIMARY and Wanstead High SCHOOL CATCHMENT area
- SIX BEDROOMS
- GUIDE PRICE £875,000 to £900,000
- FRONT DRIVEWAY
- THREE RECEPTIONS
- CLOSE TO VALENTINES PARK AND Amenities

*** GUIDE PRICE £875,000 to £900,000 ***

Sandra Davidson are pleased to offer for sale this WELL PRESENTED, IMPRESSIVELY EXTENDED, DOUBLE FRONTED FAMILY HOME on a sought after turning in North Ilford located OFF THE DRIVE.

This double fronted property has been well maintained offering good size accommodation and PERIOD FEATURES throughout. The property features: a Through Lounge, Reception, Fitted Kitchen, Dining Area and Guest WC on the Ground Floor, with FOUR BEDROOMS and Family Bathroom on the First Floor and a FURTHER TWO BEDROOMS and Shower Room on the Second Floor

EXTERNALLY the property offers a circa 50' REAR GARDEN and OFF STREET PARKING FOR MULTIPLE CARS ON OWN DRIVEWAY

The property is situated within the Highlands PRIMARY and Wanstead High SCHOOL CATCHMENT area and with easy access to; Ilford Cross-rail, Redbridge Central Line UNDERGROUND station and the nearby Valentines Park.

This outstanding home can only be appreciated by an internal inspection and comprises:-



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ENTRANCE HALL

Via glazed front door into entrance hall with; radiator, fitted carpet, decorative ceiling architraves, dado rail, carpeted stairs to first floor, stairs to coal cellar, light, double glazed door to rear garden, doors to:

RECEPTION

Double glazed square bay window to front, marble fire surround with cast iron insert, decorative ceiling architrave and coving, ornate ceiling rose, two wall mounted lights, reconditioned hard wood flooring,

THROUGH LOUNGE

Double glazed bay window to front with radiator under, fitted carpet, decorative ornate ceiling rose with inset light, decorative ceiling architraves, marble fire surround with cast iron insert, fitted carpet, double glazed French doors to rear to rear garden

KITCHEN

fitted wall and base units, work surface with tiled upstand, five ring gas hob with double oven and extractor hood over, one and half bowl sink with drainer, space and services for dishwasher, vinyl flooring, tiled walls, spotlights to ceiling, double glazed window to rear, opening to:

DINING AREA

Double glazed window to flank, radiator, vinyl flooring, spotlights to ceiling, cupboard housing boiler, double glazed door to flank to rear garden, door to:

WC/UTILITY AREA

Low level WC, wall hung hand wash basin, double glazed window to rear, tiled flooring, space and services for washing machine and dryer, light

FIRST FLOOR LANDING

double glazed window to rear, fitted carpet, light, carpeted stairs to second floor



BEDROOM ONE 15'2" x 16'7" (4.62m x 5.05m)

Double glazed bay window to front, further double glazed window to front, radiator, fitted carpet, fitted cupboards, light

BEDROOM TWO 16'4" x 13'3" (4.99m x 4.03m)

Double glazed square bay window to front, fitted carpet, light, wood flooring

BEDROOM THREE 11'0" x 11'1" (3.35m x 3.37m)

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

BEDROOM FOUR 11'0" x 6'4" (3.36m x 1.92m)

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

FAMILY BATHROOM

Suite comprising; Bathtub, low level WC, pedestal hand wash basin, tiled walls and flooring, light, heated towel rail, light, double glazed window to rear

SECOND FLOOR LANDING

Double glazed window to rear, light, fitted carpet, doors to:

BEDROOM FIVE 18'6" x 10'9" (5.65m x 3.28m)

Double glazed window to rear, radiator, wall mounted lights, tiled flooring, access to front eaves

BEDROOM SIX 18'6" x 8'8" (5.65m x 2.63m)

Double glazed window to rear, fitted cupboards, fitted carpet, light, radiator, door to:

EN-SUITE SHOWER ROOM

Suite comprising; shower enclosure, low level WC, pedestal hand wash basin, heated towel rail, tiled walls and flooring, sky-light window to front,

REAR GARDEN/EXTERIOR 49'10" (15.2m)

The rear garden measures approximately 50'

To the front is off street parking for multiple cars on own driveway







Floor Plans

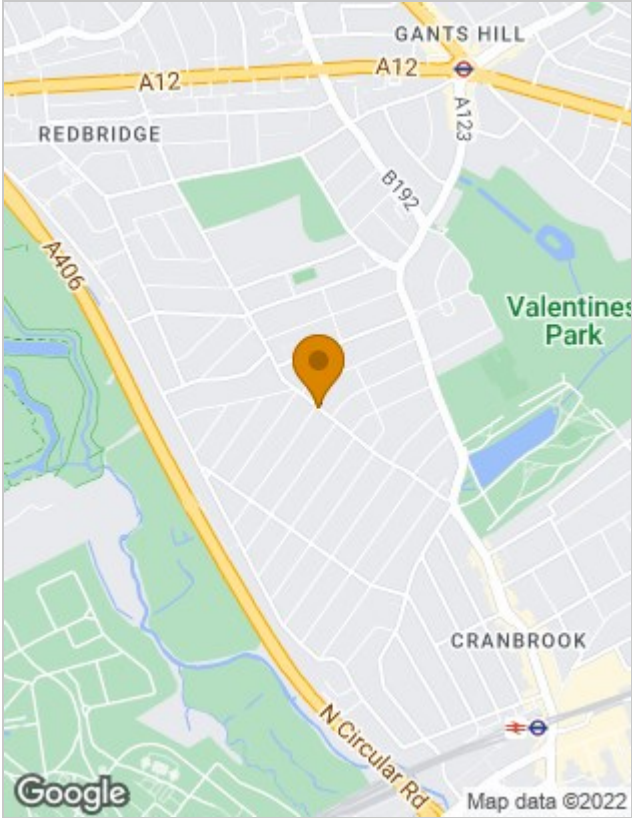


Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

