



Stradbroke Grove, Ilford, IG5 0DW

Asking Price £600,000





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Iford, IG5 0DW

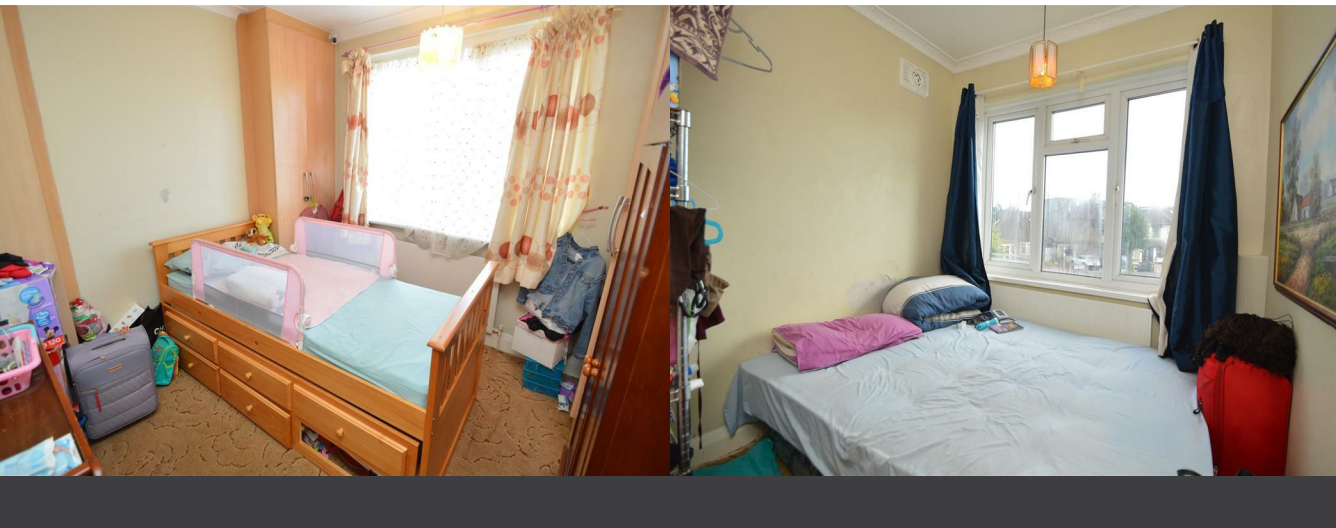
Local Authority: Redbridge

Tax Band: E

- EPC RATING: 56D
- LARGE REAR GARDEN
- TWO RECEPTIONS
- OFF STREET PARKING ON OWN DRIVEWAY
- Scope to Further Extend (stpp)
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- FAMILY BATHROOM(Additional Guest WC)
- CHAIN FREE
- CALL 02085510211 NOW TO VIEW !

Sandra Davidson are pleased to offer for sale this well maintained, EXTENDED, SEMI DETACHED, FAMILY HOME on a much sought after turning bordering the ever popular WOODS ESTATE. This family home features; RECEPTION, DINING ROOM, and GUEST WC on the ground floor, with THREE BEDROOMS and FAMILY BATHROOM on the first floor. To the rear of the property is a c85', secluded REAR GARDEN with off street parking for multiple cars to the front on own PAVED DRIVEWAY. The property is situated within the Park Hill and Beal SCHOOL CATCHMENT area with easy access to GANTS HILL UNDERGROUND STATION.

This outstanding home offers its own splendour good size accommodation and is OFFERED CHAIN FREE and can only be appreciated by an internal inspection. The property comprises:-



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ENTRANCE

Via fully enclosed storm porch with double glazed door, double glazed windows to flanks, light, further glazed door to entrance hall with; wood flooring, sidelight to flank, carpeted stairs to first floor, ceiling light, access to under stair storage, doors to:

RECEPTION

24'11" max into bay x 11'4" (7.60m max into bay x 3.46m)

Double glazed bay window to front, radiator, wood flooring, two ceiling lights, glazed French doors to rear,

DINING AREA

8'2" x 9'2" (2.50m x 2.80m)

Double glazed window to rear, ceiling light, radiator, wood flooring

KITCHEN

15'5" x 8'10" (4.70m x 2.68m)

Fitted wall and base units, work surface with tiled upstand, four ring electric hob with extractor hood over and oven grill below, one and half bowl sink with drainer, space and services for washing machine, cupboard housing boiler, tiled walls, ceiling light, double glazed window to flank and rear, door to Dining Area

GUEST WC

4'4" x 2'6" (1.31m x 0.77m)

Low level WC, corner hand wash basin, double glazed window to flank, tiled walls and flooring, light



FIRST FLOOR LANDING

Double glazed window to flank, fitted carpet, ceiling light, coving, access to loft space, doors to:

BEDROOM ONE

15'1" x 11'5" (4.60m x 3.48m)

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

BEDROOM TWO

10'1" x 11'5" (3.08m x 3.48m)

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

BEDROOM THREE

7'9" x 7'3" (2.35m x 2.22m)

Double glazed window to front, radiator, light, fitted carpet

FAMILY BATHROOM

Suite comprising; P-shaped bathtub with shower screen and power shower over, wall hung hand wash basin, low level WC, radiator, tiled walls, light, double glazed opaque window to rear

EXTERIOR

85'3" (26)

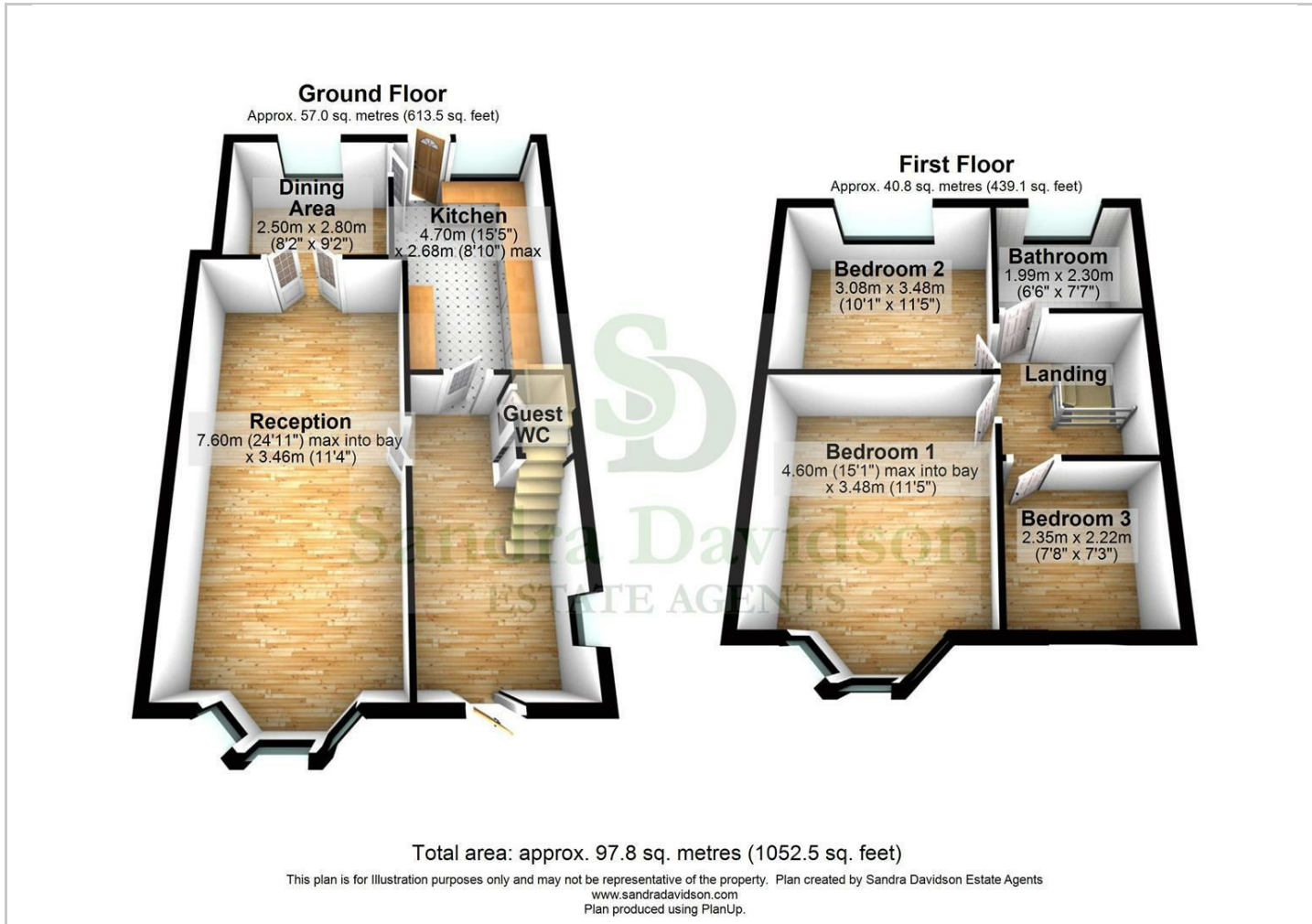
The rear garden measures approximately 86' with paved area to front and remainder laid lawn with fruit tree. Gated side access to:

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





Floor Plans



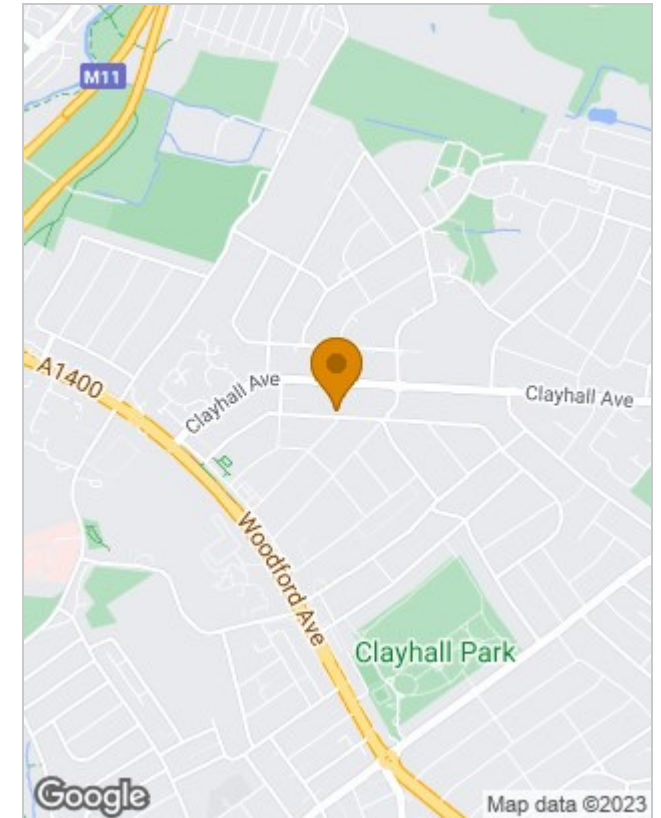
Viewing

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	