



Fairmead Gardens, Ilford, IG4 5BP

Offers In Excess Of £730,000









# Fairmead Gardens

Ilford, IG4 5BP

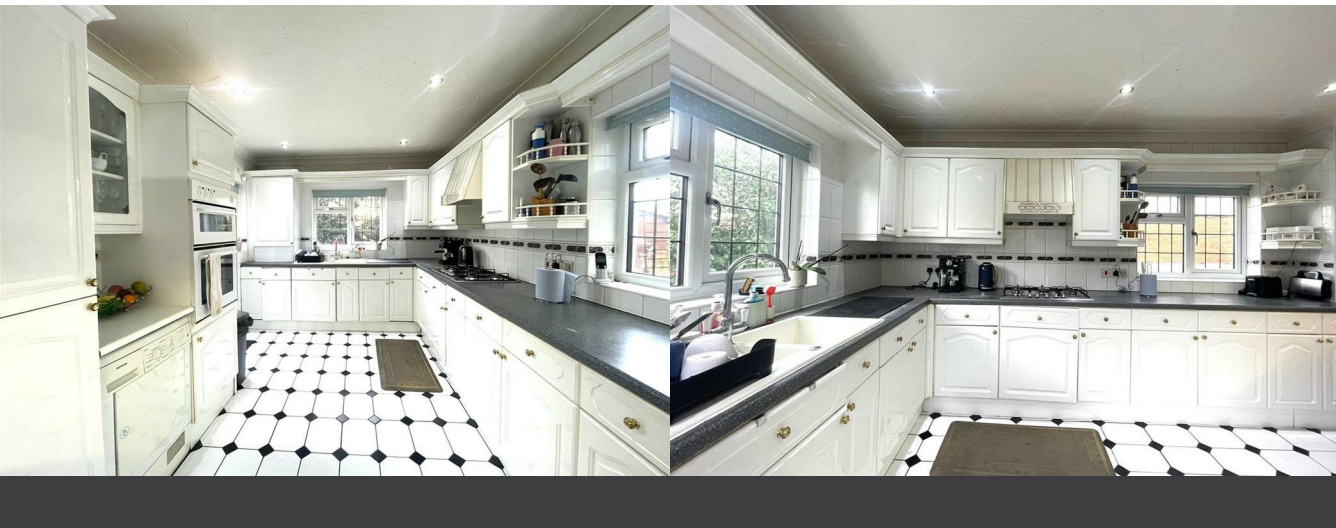
Local Authority: Redbridge

Tax Band: F

- Large Open Plan Living
- Fitted Kitchen
- Redbridge Primary & Beal School Catchment
- Close to Redbridge Central Line & Transport Links
- Off Street Parking
- Easy Access to A12, A406 & M11
- Close to Local Shops & Amenities
- EPC 66D

Sandra Davidson are pleased to offer FOR SALE, a very well presented, spacious family home on a much sought after turning in Redbridge. The property features two receptions and fitted kitchen on the ground floor, with three bedrooms and a family bathroom, separate WC on the first floor. The property offers off street parking and is situated within the Redbridge and Beal schools catchment area within easy access to Redbridge Central Line station.

The property can only be appreciated by an internal inspection, OFFERS SIGNIFICANT SCOPE TO FURTHER EXTEND (stpp) and comprises:-



Offers In Excess Of £730,000



**ENTRANCE** 6'2" x 13'2" (1.89m x 4.023m)  
Fully enclosed porch leading to solid wooden door to entrance hall with fitted carpet, radiator, door to upstairs storage cupboard

**THROUGH LOUNGE RECEPTION** 35'7" x 12'4" (10.85m x 3.78m)  
Bay window to front with shaped radiator under, coving, fitted carpet, double doors

**RECEPTION TWO** 14'4" x 8'0" (4.37m x 2.46m )  
Single bay window to front, double radiator, coving, fitted carpet, fitted cupboards to one wall housing meters and fuse box.

**KITCHEN/DINER** 22'11" x 10'4" (7.01m x 3.15)  
Fitted modern white wall and base units, curved work surface, once and a half bowl single drainer sink unit with mixer taps, built in gas hob with extractor hood over, further built in electric oven, integrated washing machine and washing machine and dishwasher to remain, wall mounted combination boiler, spotlights inset in ceiling, double radiator, ceramic tiled and laminate flooring, casement window to flank, casement window to rear, fully glazed to rear.

**GROUND FLOOR W.C** 2'4" x 4'3" (0.735m x 1.311m)  
Low level flush, wall mounted sink, tiled walls, ceiling lights,

**F/F BATHROOM** 8'3" x 9'6" (2.537m x 2.901m )  
Fitted with modern white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin, low level wc, walk in shower cubicle with power shower, spotlights inset in ceiling, tiled walls, tiled flooring, radiator





**BEDROOM ONE** 17'7" x 9'8" (5.36m x 2.95m )  
Bay window front, radiator, coving, fitted carpet, fitted wardrobes to one wall.

**BEDROOM TWO** 17'5" x 9'8" (5.33m x 2.95m )  
Bay window to rear, radiator, fitted wardrobes to one wall, fitted carpets.

**BEDROOM THREE** 8'11" x 7'1" (2.74m x 2.18m )  
Two lights oriel bay to front with deep sill under, radiator, fitted carpet.

**F/F W.C** 2'6" x 6'0" (0.783m x 1.852m)  
Low level flush. radiator opaque window to rear.

**LANDING**  
Access to loft, fitted carpet, opaque window o flank, carpeted stairs to ground floor.

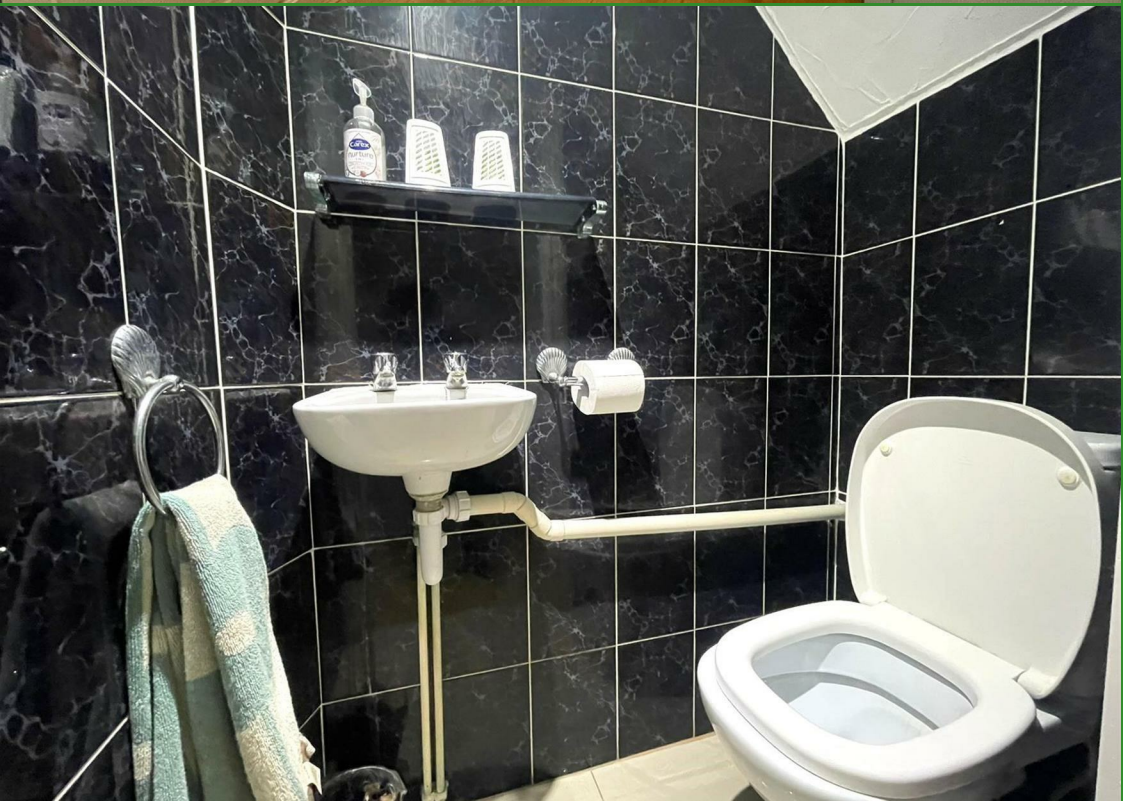
**EXTERIOR** 42'7" (13)  
The rear garden is approximately 42' with patio area, remainder lawn, flower borders, personal side access

**AGENT NOTE**  
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents

**ADDITIONAL INFORMATION**  
EPC 66D  
Local Authority: Redbridge  
Council Tax Band F





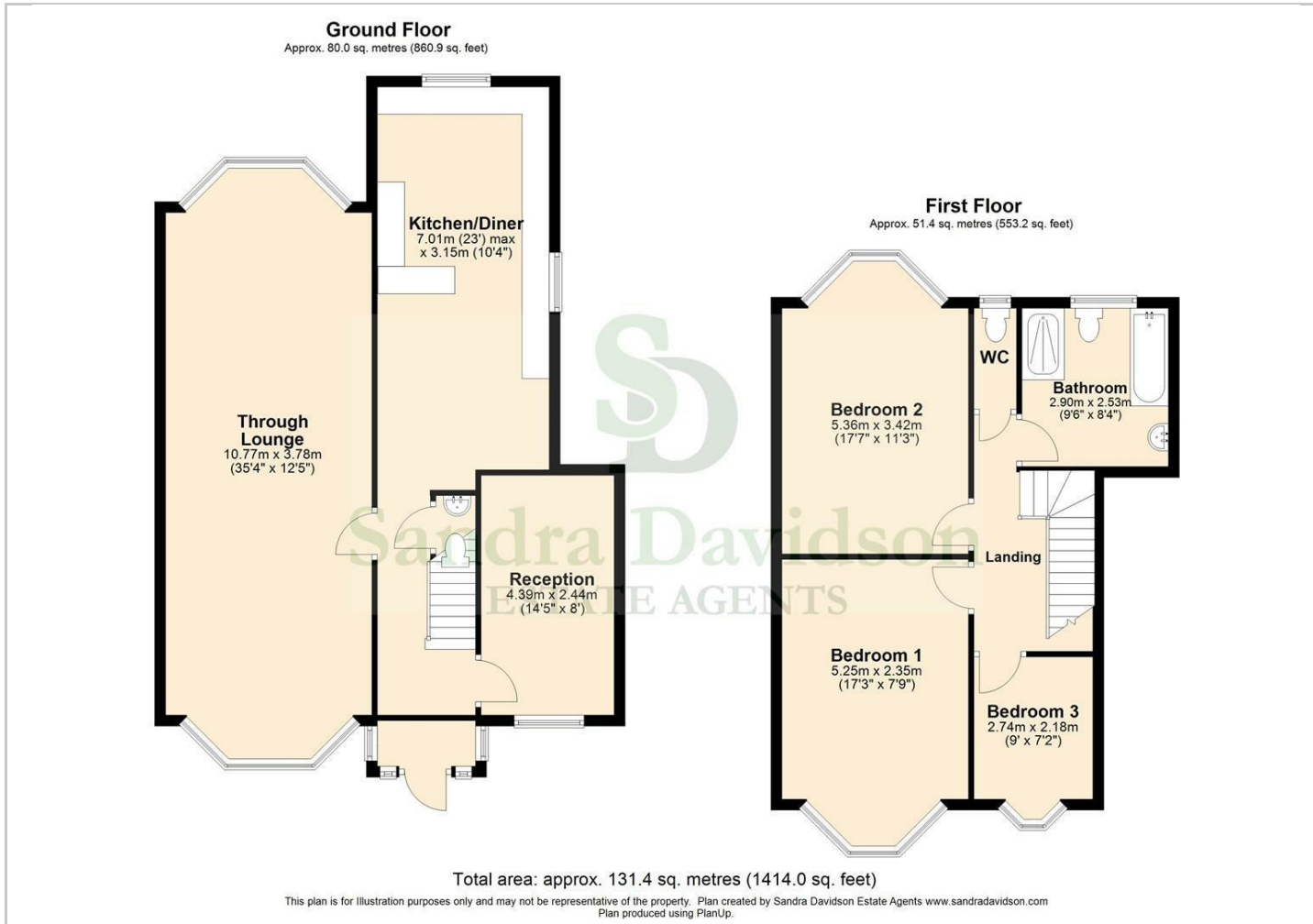




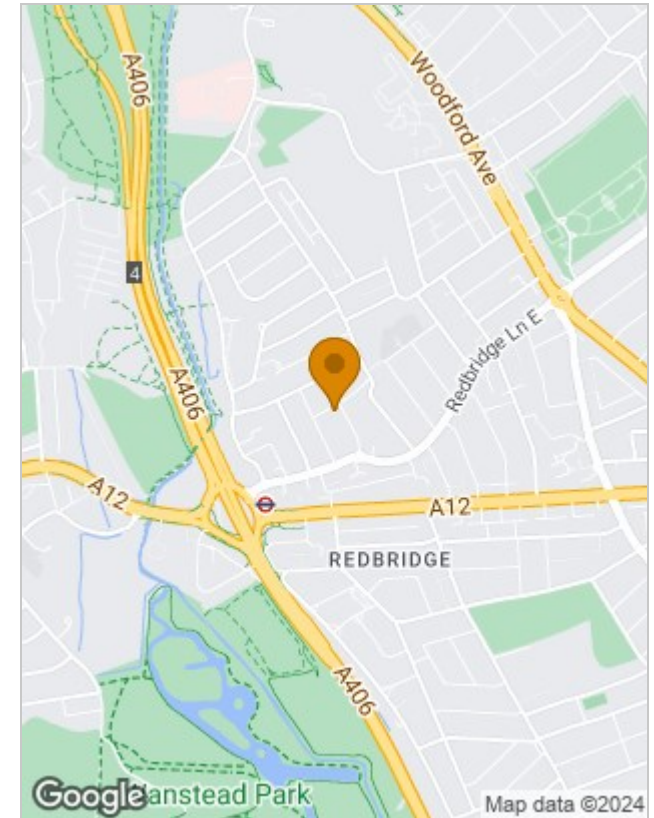




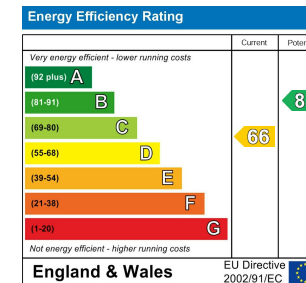
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.