



Cavendish Gardens, Ilford, IG1 3EA

Guide Price £900,000









# Cavendish Gardens

Ilford, IG1 3EA

Local Authority: Redbridge

Tax Band: E

- **\*\* GUIDE PRICE £900,000 to £920,000 \*\***
- Rare Property Located Just Off The Drive
- Sought-After Valentines School Catchment
- Quiet Residential Neighbourhood
- Close to Local Transport Links & Amenities
- 3D Virtual Tour Available
- Off Street Parking - EV Charger
- Close To Valentines Park
- Large Rear Garden
- EPC 63D

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\*\*\* 3D VIRTUAL TOUR AVAILABLE \*\*\*

Sandra Davidson Estate Agents are pleased to present this exceptional 4-bedroom home located on Cavendish Gardens, just off The Drive in Ilford.

As you step into the property, you are greeted by an inviting reception area leading to the study space. There is a further through lounge offering versatile living options for your family's needs.

The heart of this home is the extended kitchen/diner, providing a modern and open space for family gatherings and entertaining guests. A convenient utility area and ground floor wet room add practicality to this elegant home.

Venturing to the first floor, you'll find four generously sized bedrooms, three of them with fitted wardrobes, ensuring ample storage space for your belongings. The family bathroom serves the upper level, while the main bedroom boasts the luxury of an en-suite for added privacy and convenience.

The outdoor space is a true gem, featuring a circa 57' rear garden. Towards the end of the garden, there is an outbuilding, offering additional space for various purposes such as a home office, gym, or storage.

The front of the property showcases a paved driveway, complete with an Electric Vehicle (EV) car charging port.

The location of this home is unbeatable, being in close proximity to Valentines Park, allowing you to enjoy leisurely strolls and outdoor activities. Local shops and amenities on Cranbrook Road are easily accessible, providing convenience for your daily needs. Furthermore, the property is surrounded by good schools, making it an ideal choice for families seeking excellent educational opportunities for their children. The property is also within close proximity to local transport links, ensuring ease of access to London and the surrounding areas. The property also offers the potential to further extend (s.t.p.p) allowing you to create the perfect family home!



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## Entrance

Fully enclosed storm porch with tiled flooring, double glazed windows, door to entrance hall with real wood flooring, radiator, ceiling light, doors to:

**Through Lounge** 26'2" x 12'5" (7.98m x 3.78m)  
Double glazed bay sash windows to front, wood flooring, radiators, two ceiling lights, double doors to rear

**Reception One** 16'10" x 12'0" (5.14m x 3.66m)  
Double glazed square bay sash windows to front, wood flooring, feature fireplace, ceiling light, radiator, door to:

**Study** 10'1" x 12'0" (3.07m x 3.66m)  
Fitted wall units, fitted desk, wooden flooring, spotlights inset to ceiling, radiator

**Utility** 6'0" x 5'4" (1.83m x 1.62m)  
Fitted wall and base unit, worktop, space and services for washing machine, tiled flooring, radiator, skylight

**Wet Room** 6'10" x 5'4" (2.08m x 1.62m)  
Suite comprising power shower, low level WC, hand wash basin, chrome plated heated towel rail, ceiling light, obscured double glazed window to rear

**Kitchen/Diner** 13'3" x 24'1" (4.03m x 7.35m)  
Range of fitted wall and base units, island, double butler sink, space and services for 6 ring gas oven, space and services for fridge/freezer, space and services for dishwasher, granite worktop, underfloor heating, double glazed sliding door to rear, double glazed window to rear, double glazed uPVC door to rear, tiled flooring, spotlights inset to ceiling, ceiling light

**First Floor Landing**  
Via stairs with fitted carpet, double glazed sash window to rear, light, access to a boarded loft via a loft ladder, doors to:

**Bedroom 1** 15'9" x 12'0" (4.81m x 3.65m)  
Double glazed square bay sash windows to front with radiator under, wooden flooring, ceiling light, door to:





**En-suite** 10'8" x 6'8" (3.26m x 2.03m)  
Suite comprising low level WC, bathtub, hand wash basin inset to vanity unit, cupboard, chrome plated heated towel rail, extractor fan, obscured double glazed window to rear, tiled flooring, part-tiled walls, ceiling light, cupboard housing a newly-fitted boiler

**Bedroom 2** 14'6" x 10'10" (4.43m x 3.29m)  
Double glazed bay sash windows to front, wooden flooring, fitted wardrobes, radiator, ceiling light

**Bedroom 3** 11'0" x 11'3" (3.35m x 3.43m)  
Double glazed sash window to rear with radiator under, fitted wardrobes, laminate flooring, ceiling light

**Bedroom 4** 8'7" x 7'0" (2.62m x 2.13m)  
Double glazed sash window to front with radiator under, laminate flooring, ceiling light.

**Family Bathroom** 11'1" x 5'1" (3.38m x 1.54m)  
Suite comprising low level WC, walk-in shower enclosure with power shower, hand wash basin inset to vanity unit, chrome plated heated towel rail, tiled flooring, part-tiled walls, ceiling light, obscured double glazed window to rear

**Cellar**

**Outbuilding** 13'11" x 20'6" (4.25m x 6.26m)  
Double glazed window overlooking, doors to garden, laminate flooring, spotlights inset to ceiling, power sockets

**Exterior** 57'10" x 30'0" (17.63m x 9.16m)  
The rear garden measures circa 57' mainly laid lawn. To the front of the property is off street parking on your own paved driveway with an EV car charging port

**Additional Information**

Local Authority: Redbridge  
Council Tax Band E  
EPC 63D

**Agent's Note**

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





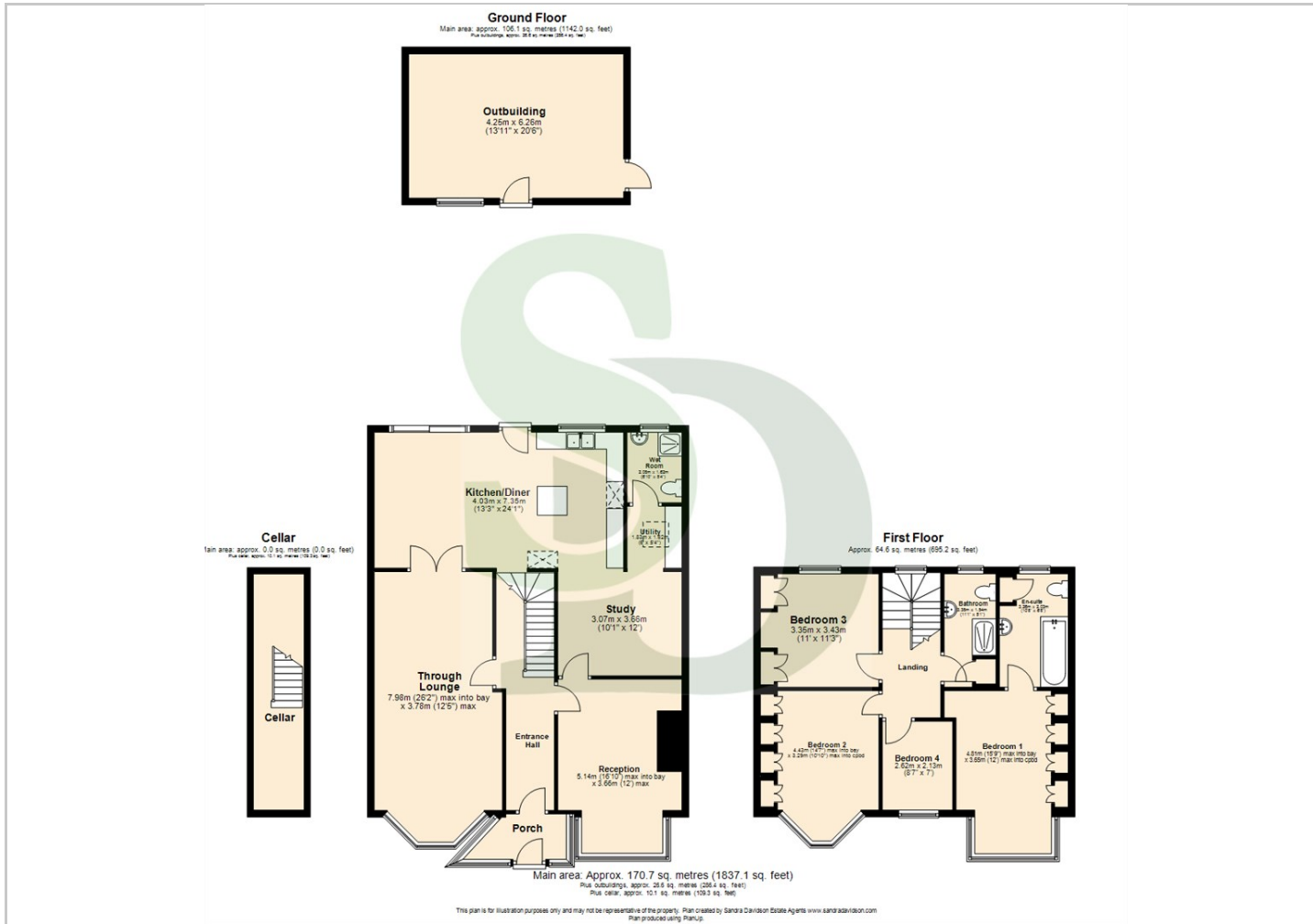




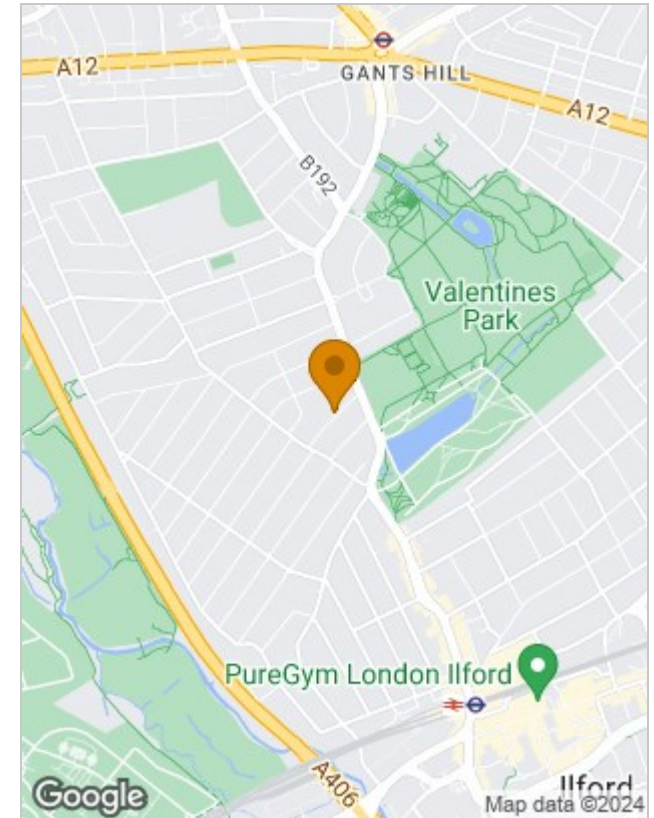




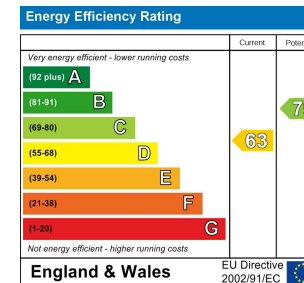
## Floor Plans



## 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.