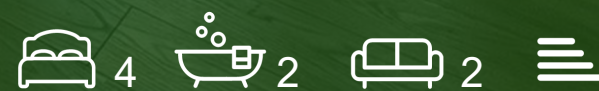




Ley Street, Ilford, IG1 4AD

Offers In Excess Of £700,000





Ley Street

Ilford, IG1 4AD

- FOUR BEDROOMS
- Close to Shops and Amenities
- SCOPE TO EXTEND (STPP)
- CALL NOW TO VIEW
- Two Receptions
- Walking distance to Gants Hill Underground Station
- OFF STREET PARKING
- EPC RATING: D

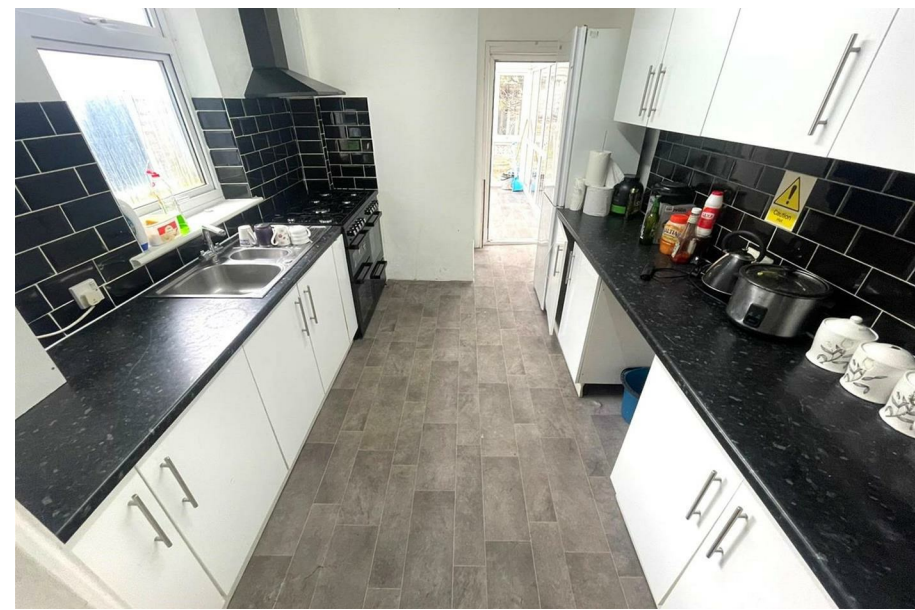
Sandra Davidson are pleased to present this three bedroom END OF TERRACE family home on LEY STREET IG1.

Upon entering the property you will find; Two Receptions room, GUEST WC and a Fitted Kitchen on the Ground Floor, with Three Bedrooms and Family Bathroom on the first floor. Further another Bedroom on the second floor with a fitted shower room.

Externally there is a circa 45' LOW MAINTANANCE REAR GARDEN with gated side access to PAVED FRONT DRIVE OFFERING OFF STREET PARKING TO MULTIPLE CARS.

The property is within close proximity to Gants Hill Central Line Station as well as local shops and amenities. This home also provides easy access to the A12, A406 and M11. Families will be pleased to know that the home is within a short distance to a range of good schools.

The property has potential to MODERNISE AND EXTEND (s.t.p.p) so to avoid missing out please CALL US NOW!!!



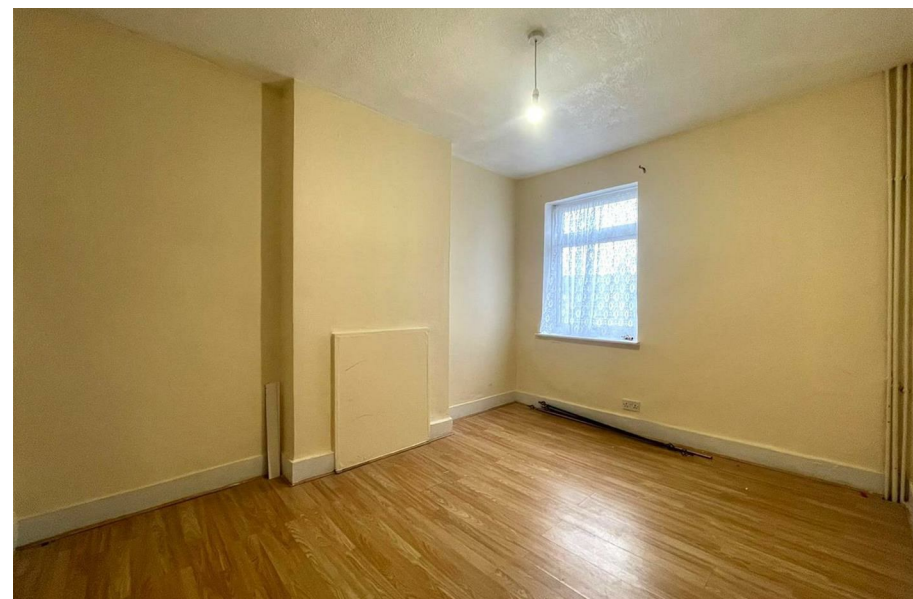
Offers In Excess Of £700,000

HALLWAY	2'11" x 12'2" (0.89m x 3.73m)
RECEPTION ONE	13'9" x 11'5" (4.211m x 3.486m)
RECEPTION TWO	9'5" x 12'0" (2.879m x 3.669m)
KITCHEN	8'9" x 10'11" (2.674m x 3.332m)
CONSERVATORY	8'10" x 10'3" (2.716m x 3.130)
G/F W.C	4'3" x 2'7" (1.310m x 0.796)
BEDROOM ONE	14'8" x 12'1" (4.493 x 3.705m)
BEDROOM TWO	9'4" x 11'11" (2.863m x 3.657m)
BEDROOM THREE	8'10" x 8'4" (2.710m x 2.548)
F/F BATHROOM	
BEDROOM FOUR	9'7" x 13'2" (2.932m x 4.024m)
S/F BATHROOM	5'3" x 2'5" (1.624m x 0.751m)
EXTERIOR	45'2" (13.77m)



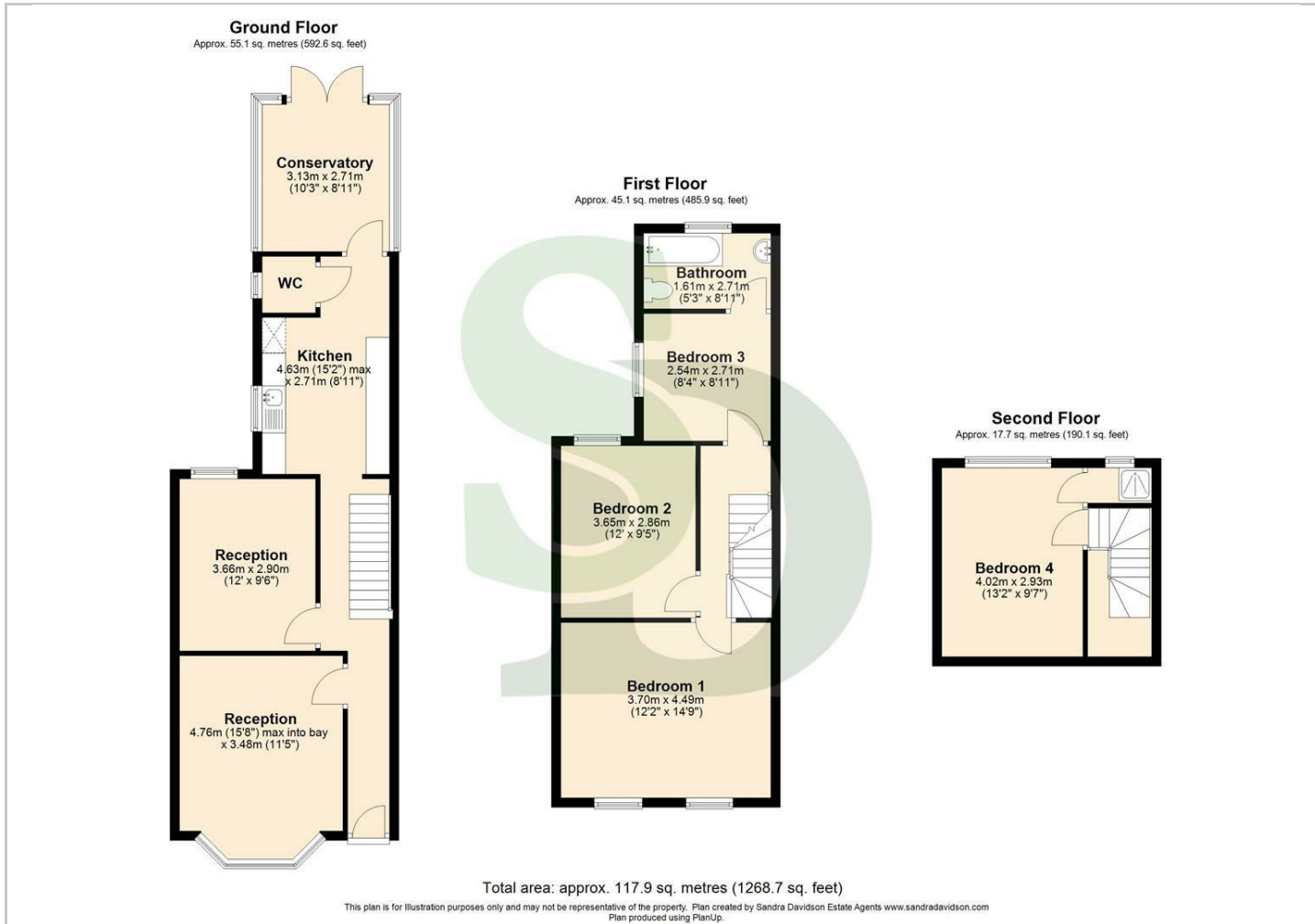
AGENCY NOTE
ADDITIONAL INFORMATION

Directions





Floor Plans



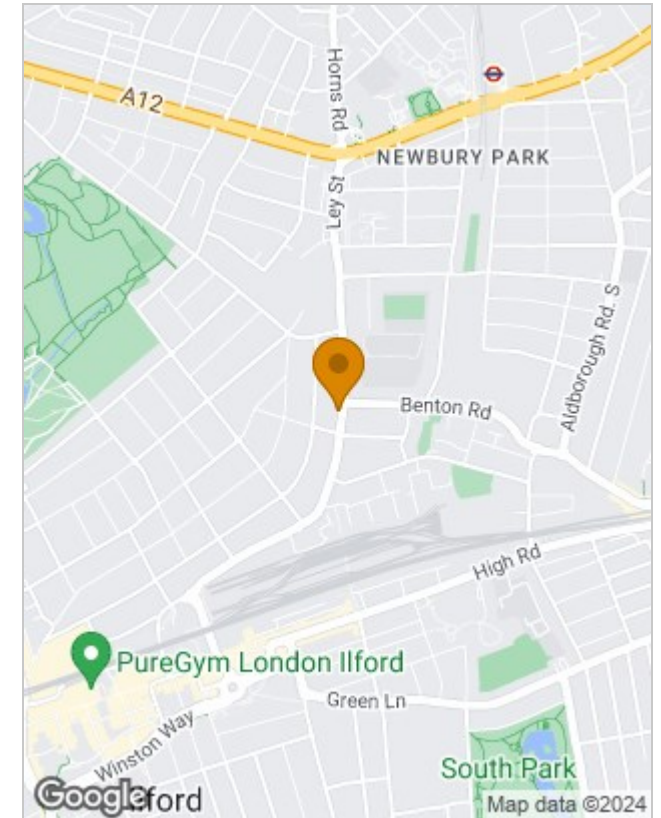
Viewing

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.

10 Roding Lane South, Essex, IG4 5NX
Tel: 020 8551 0211 Email: redbridge@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

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