



Royston Gardens, Ilford, IG1 3SX

Offers In Excess Of £650,000



Royston Gardens

Ilford, IG1 3SX

Local Authority: Redbridge

Tax Band: D

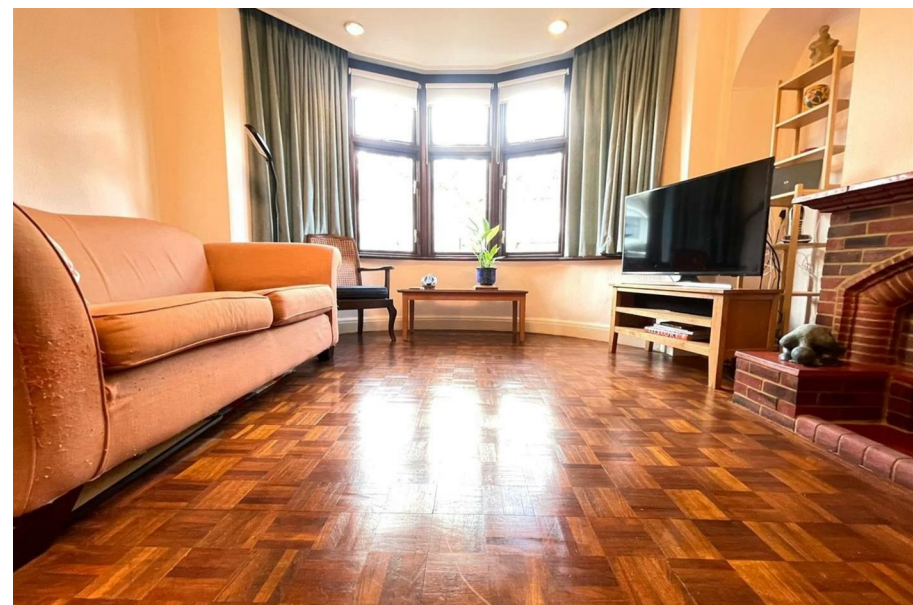
- Three Bedrooms
- Two Receptions
- Wanstead High SCHOOL CATCHMENT
- Large Rear Garden
- Call Now on 02085510211 To VIEW!!
- Well Presented
- Close to Transport Links and Underground Station
- Double Glazed
- EPC: C

Sandra Davidson is pleased to offer for SALE this very well presented FAMILY HOME on a sought after turning in Redbridge. The property features two receptions, and fitted kitchen on the ground floor and fitted shower room. The first floor comprises with three bedrooms, and family bathroom. externally the property also features a LARGE REAR GARDEN as well as off street parking to the front for multiple cars. The property is situated within the Wanstead High SCHOOLS catchment area with easy access to Redbridge Central Line UNDERGROUND STATION, WANSTEAD PARK offering pleasant country walks and cycle paths, LOCAL SHOPS and with easy access to the A12, A406, M11 and M25.

This property can only be fully appreciated by internal inspection and comprises:-



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ENTRANCE 3'1" x 6'2" (0.94m x 1.87m)
Entrance via fully enclosed storm porch, glazed wooden framed stained glass door.

HALLWAY 13'7" x 6'2" (4.14m x 1.87m)
Entrance hall fitted carpet, radiator, dado rail, light, access to under stairs storage, carpeted stairs to first floor, doors to:

RECEPTION 13'8" x 13'0" (4.17m x 3.95m)
Double glazed bay window to front and radiator under, fitted parquet flooring, feature light, brick built 1930 feature fire surround,

DINING ROOM 13'3" x 13'0" (4.04m x 3.95m)
Double glazed bay window to rear incorporating French doors to rear garden, fitted carpet, feature light, feature decorative fire surround, radiator

KITCHEN 9'11" x 15'9" (3.03m x 4.81m)
Fitted wall and base units with inset and under mounted lighting, work surface with tiled back-splash, one and a half bowl stainless steel sink with drainer unit, space for six ring rangemaster gas hob, extractor hood, integrated fridge/freezer, dishwasher and washing machine, partly tiled walls, tiled flooring, double glazed window to rear, double glazed door to rear leading into rear garden

LOUNGE 9'7" x 12'5" (2.93m x 3.78m)
French doors to rear garden, fitted carpet, feature light, fitted radiator

STUDY 7'1" x 12'5" (2.15m x 3.78m)
Window to front, folding door, fitted ceiling lights



WET ROOM 9'11" x 2'9" (3.03m x 0.84m)
Suite comprising; pedestal hand wash basin, low level WC, two double glazed windows to side, radiator, light, tiled walls, vinyl flooring

FIRST FLOOR LANDING 8'9" x 7'3" (2.67m x 2.22m)
Fitted carpet, light, access to loft space, fitted cupboard housing boiler, dado rail, doors to:

BEDROOM ONE 13'6" x 12'9" (4.12m x 3.88m)
Double glazed bay window to front, fitted carpet, fitted cupboards, light, radiator

BEDROOM TWO 12'7" x 12'9" (3.84m x 3.88m)
Window to rear with radiator under, fitted carpet, light

BEDROOM THREE 7'5" x 7'3" (2.27m x 2.22m)
Window to front, fitted wardrobes, fitted ceiling lights and carpet flooring.

BATHROOM
Suite comprising; corner bathtub, pedestal hand wash basin, low level WC, wall mounted mirrored cabinet, two double glazed windows to rear, radiator, light, tiled walls, vinyl flooring

EXTERIOR
Rear garden with paved area to front and remainder laid lawn with flower bed and shrub borders.

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



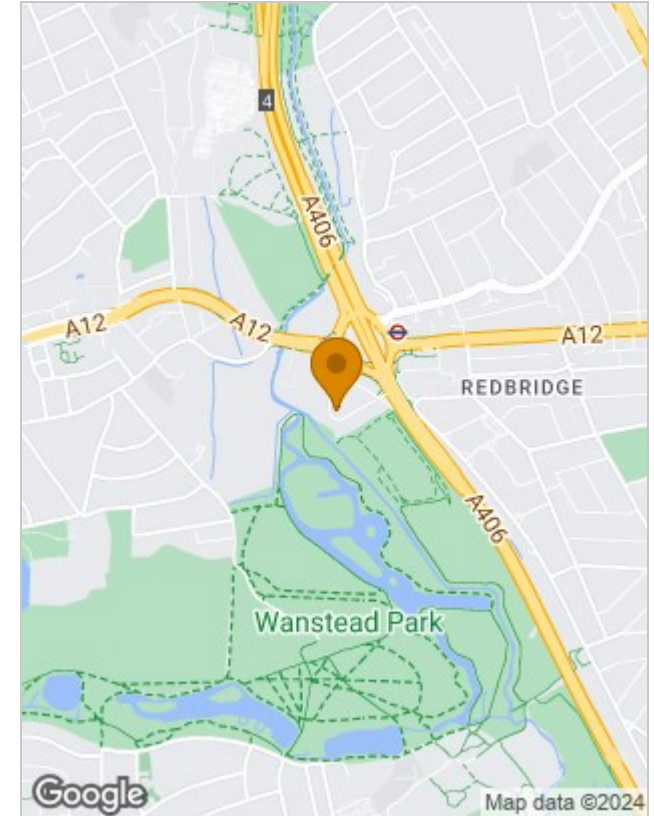




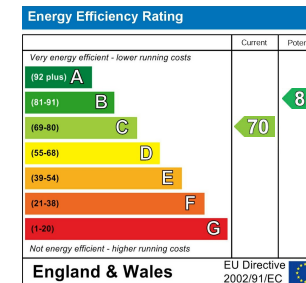
Floor Plans



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.