



Wanstead Park Road, Ilford, IG1 3TU

Offers In The Region Of £500,000





# Wanstead Park Road

Ilford, IG1 3TU

- Huge 97' Rear Garden!
- Chain Free!
- Own Side Access
- Easy Access to A12 & Local Transport Links
- Popular North Ilford Location
- Scope to Modernise & Extend (s.t.p.p)
- Gas Central Heating / Double Glazing
- Close to Redbridge Central Line
- Highlands Primary & Cranbrook Primary Schools Catchment
- EPC 55D

\*\*\* CHAIN FREE \*\*\*

Sandra Davidson are pleased to present a 2 bedroom semi-detached home, nestled in the sought-after North Ilford locale. This semi-detached house on Wanstead Park Road presents a wonderful opportunity for comfortable living with ample scope for modernisation and extension (s.t.p.p).

Upon entering the property, you're greeted by a spacious ground floor boasting three reception rooms, offering versatility for various living arrangements, a well-appointed fitted kitchen, and a family bathroom.

The first floor reveals two generously sized double bedrooms, promising peaceful retreats for rest and relaxation.

Externally, the property boasts its own off-street parking on a private driveway, ensuring convenience and security. Further enhancing the appeal is the provision of own side access, adding to the privacy and ease of movement. The stand-out feature is the expansive 97' rear garden, offering boundless opportunities for outdoor activities, gardening, or simply unwinding amidst nature's embrace.

Strategically located, the property enjoys proximity to essential transport links including the Redbridge Central Line station. Easy access to major roadways such as the A12, M11, and A406 ensures seamless connectivity for motorists. Additionally, local bus routes provide convenient travel options.

Families will appreciate the property's close proximity to both Highlands and Cranbrook Primary Schools, offering quality schooling options for children.

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## Entrance

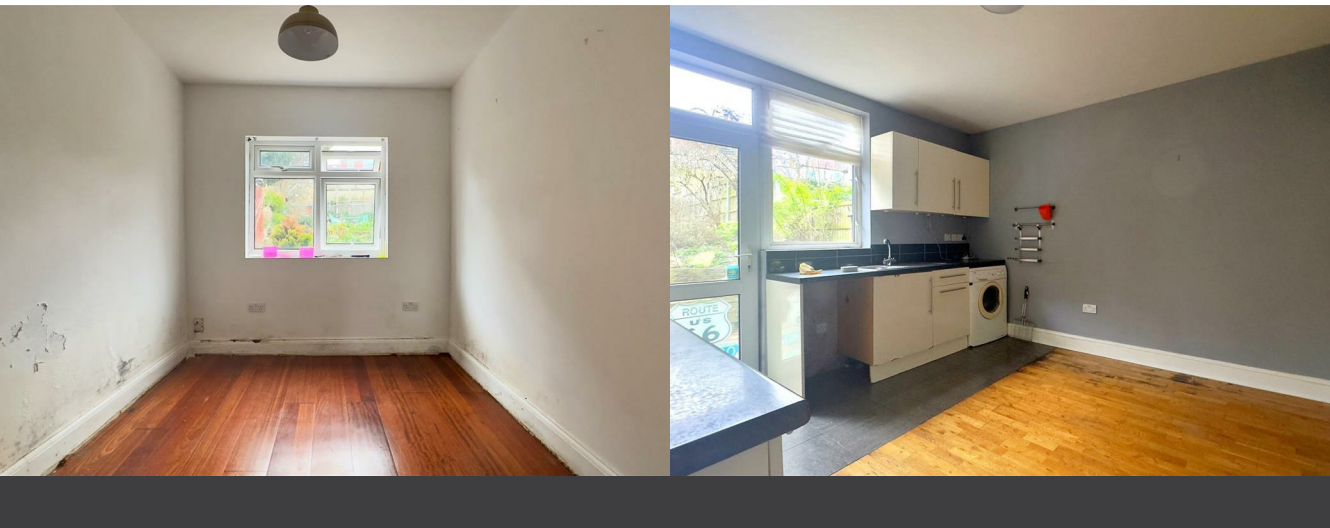
Via own front door into entrance hall with wooden flooring, stained glass window to flank, doors to:

**Reception** 14'3" x 11'10" (4.34m x 3.61m)  
Double glazed bay window to front, wooden flooring, vertical radiator, spotlights inset to ceiling, ceiling light

**Reception/Study** 9'2" x 8'5" (2.79m x 2.56m)  
Double glazed window to front with radiator under, wooden flooring, ceiling light

**Reception/Diner** 11'0" x 8'4" (3.36m x 2.53m)  
Double glazed window to rear, wooden flooring, radiator, ceiling light, access to boiler cupboard

**Kitchen** 11'11" x 11'11" (3.63m x 3.63m)  
Range of fitted wall and base units with laminate worktop, integrated four ring gas hob with extractor hood over, integrated oven, one bowl sink with drainer, space and services for washing machine, space and services for dishwasher, part-tiled and part-wooden flooring, double glazed window to rear, double glazed uPVC door to rear, radiator, access to pantry cupboard under the stairs, ceiling light







**Bathroom** 5'4" x 5'6" (1.63m x 1.67m)  
Suite comprising low level WC, pedestal hand wash basin, bathtub with power shower and shower curtain, obscure double glazed window to flank, chrome plated heated towel rail, tiled flooring and walls, ceiling light

**First Floor Landing**  
Via stairs with fitted carpet, doors to:

**Bedroom 1** 14'2" x 14'10" (4.33m x 4.52m)  
Double glazed bay window to front with radiator under, fitted wardrobes, wooden flooring, ceiling light

**Bedroom 2** 11'11" x 11'11" (3.62m x 3.62m)  
Double glazed window to rear with radiator under, wooden flooring, spotlights inset to ceiling, access to cupboard with access to eaves storage

**Exterior** 97' (29.57m)  
Part paved rear garden with remainder laid lawn. To the front of the property is off street parking on your own driveway

**Additional Information**  
Local Authority: Redbridge  
Council Tax Band D  
EPC 55D

**Agent's Note**  
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents

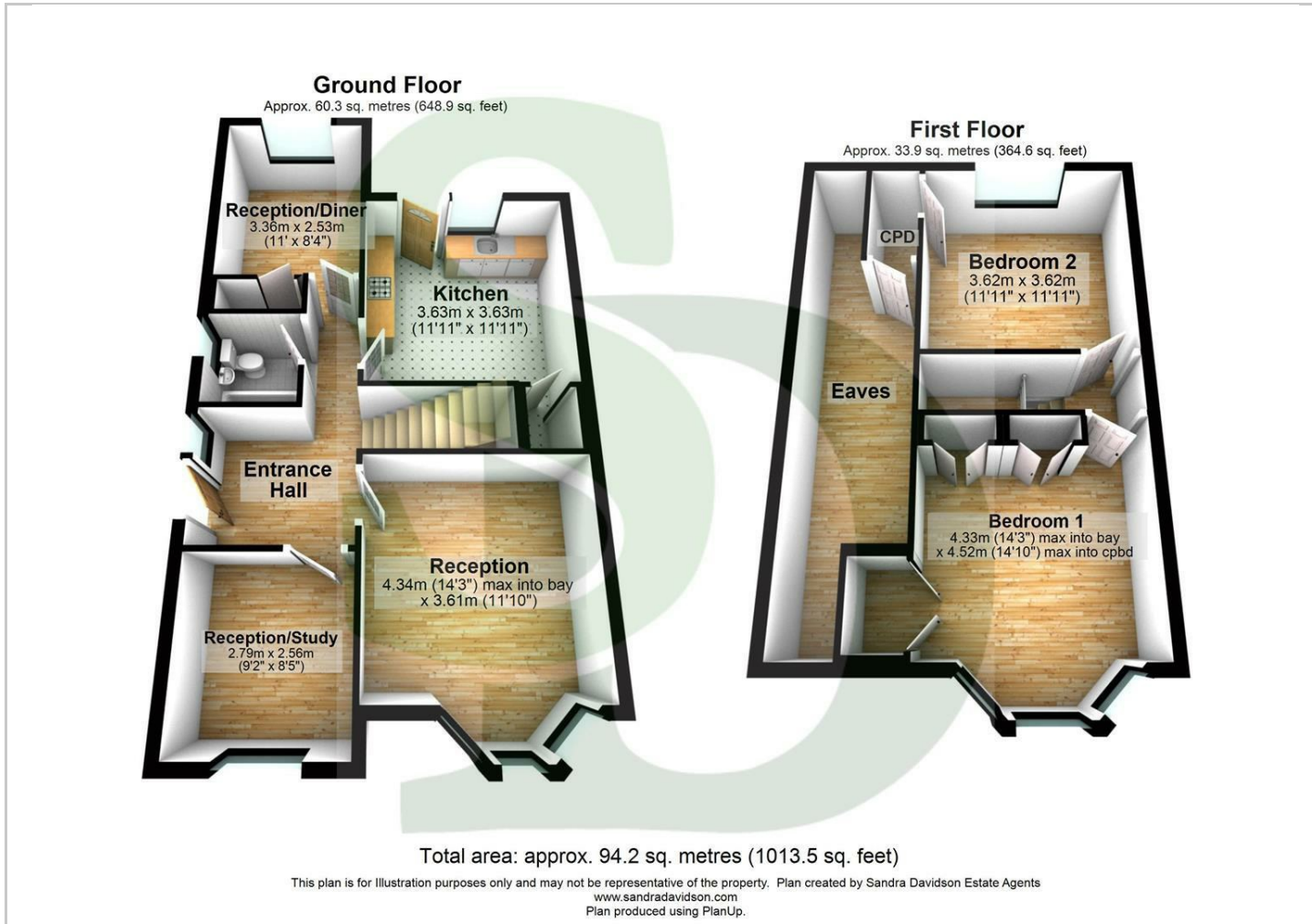








## Floor Plans



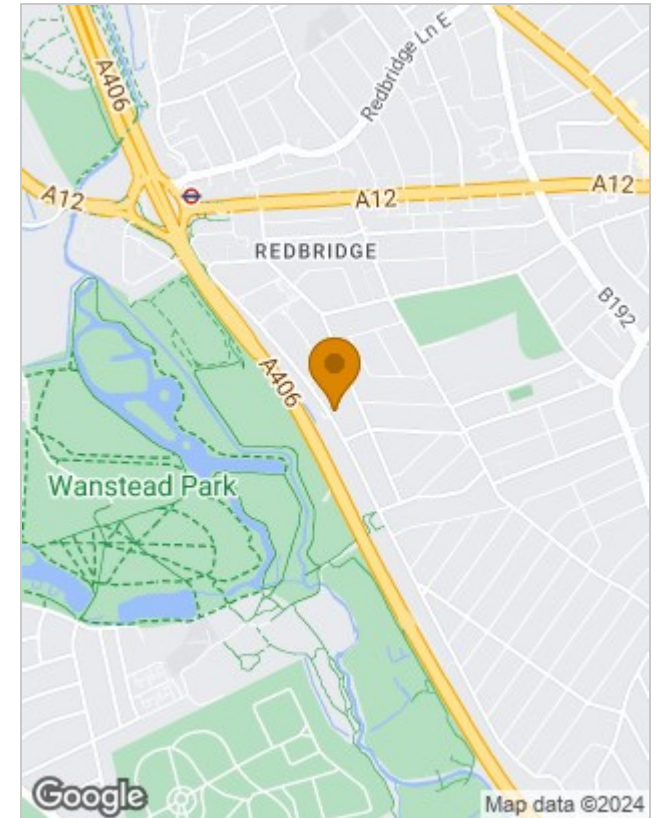
## Viewing

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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	