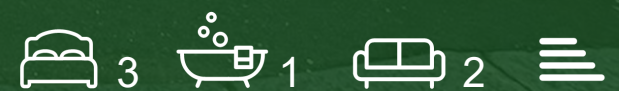




Brockham Drive, Ilford, IG2 6QW

Guide Price £600,000





Brockham Drive

Ilford, IG2 6QW

Local Authority: REDBRIDGE

Tax Band: D

- Three bedroom house
- Local Amenities Within Walking Distance
- Valentines Park
- EPC RATING - D
- Two Receptions
- Gants Hill Underground Station (Central line)
- Large Rear Gardens

GUIDE PRICE £600,000 - £625,000

This charming 3 bedroom terraced house is conveniently located near Gants Hill station (central line), providing easy access to transportation. The property boasts off-street parking with a driveway, ensuring you won't have to worry about parking.

The house also includes a spacious garden, perfect for outdoor activities and relaxation. Enjoy the convenience of being within close proximity to Barkingside High Street, where you can find a variety of shops and restaurants. Valentines Park is also just a short distance away, offering a tranquil retreat from the city.

Families will appreciate being in the catchment area for the outstanding Gearies primary school, and the nearby Redbride Islamic Centre provides convenient access.

Guide Price £600,000

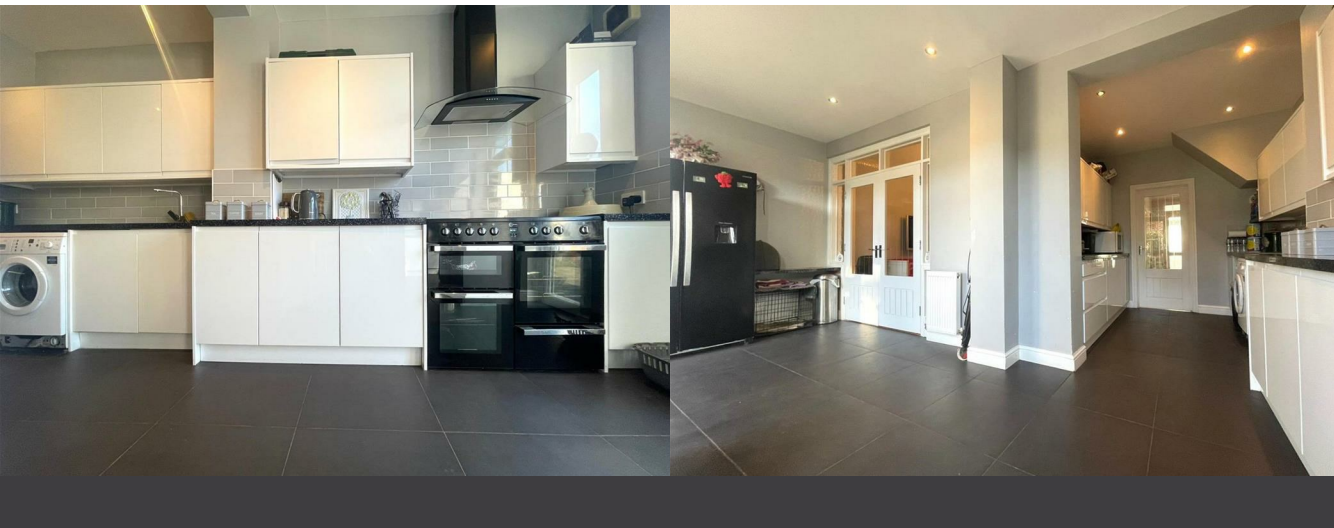


ENTRANCE HALL 16'8" x 6'7" (5.07m x 2.00m)
Via enclosed storm porch, door to entrance hall with; laminated flooring, light, carpeted stairs to first floor, radiator, doors to:

RECEPTION 12'10" x 13'3" (3.90m x 4.04m)
Double glazed bay window to front with fitted radiator under, ceiling rose with inset feature light, decorative coving, fitted laminated flooring, fitted fire place,

RECEPTION TWO 11'1" x 12'2" (3.37m x 3.72m)
Double doors to first reception and fitted double doors access to kitchen, fitted radiator under, ceiling rose with inset feature light, decorative coving, fitted laminated flooring.

KITCHEN/DINER 11'3" x 18'11" (3.44m x 5.77m)
Fitted wall and base units, work surface, freestanding Rangemaster cooker with extractor hood over, one bowl sink with drainer, integrated dish washer, space and services for washing machine, integrated fridge freezer, space and services for American style fridge freezer, double glazed window to rear, tiled flooring, spotlights to ceiling, radiator doors to





LANDING 11'2" x 7'11" (3.41m x 2.42m)

Four doors to:

BEDROOM ONE 14'1" x 11'6" (4.29m x 3.51m)

Bay window to front, fitted carpets and fitted radiators, fitted ceiling lights

BEDROOM TWO 10'11" x 11'6" (3.33m x 3.51m)

Bay window to rear, fitted wardrobes, radiators and fitted carpets, door to:

BEDROOM THREE 7'4" x 7'11" (2.24m x 2.42m)

Window to front, fitted wardrobes, radiators and fitted carpets, door to:

BATHROOM

Suite comprising; bathtub, hand wash basin inset to vanity unit, partly tiled walls, carpet flooring, fitted cupboard, light, radiator, cupboard housing boiler, double glazed window to rear

EXTERIOR 55' (16.76m)

The rear garden measures approximately 55' with paved area to front, remainder laid lawn with flowerbed and shrub borders.

Paved front drive offering parking for multiple cars on own driveway







Floor Plans



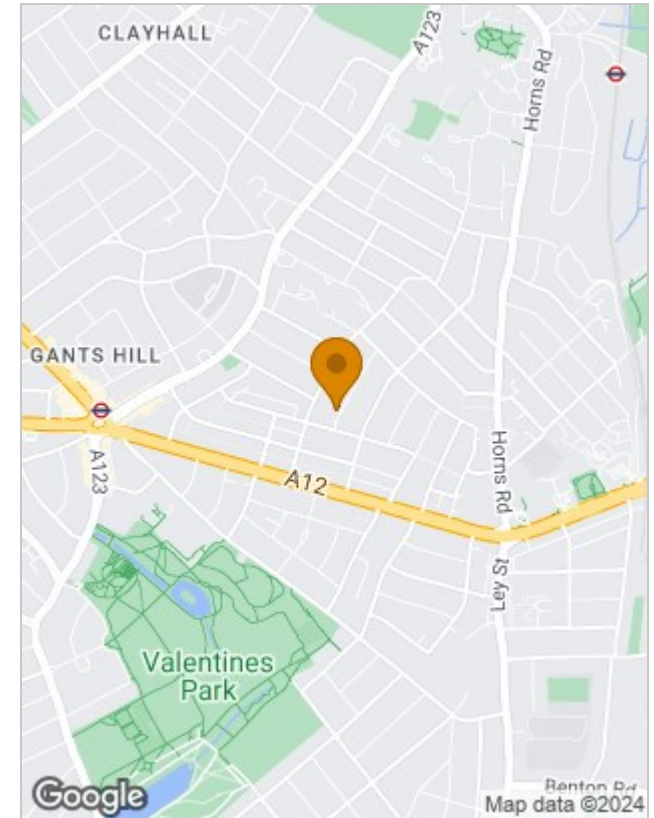
Viewing

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	