



Mendip Road, Ilford, IG2 7PN  
Offers In The Region Of £520,000





# Mendip Road

Iford, IG2 7PN

Local Authority: Redbridge

Tax Band: D

- Chain Free!
- Off Street Parking
- Close to Newbury Park Central Line
- Close to Local Shops & Amenities
- 3D Virtual Tour Available
- Own Side Access
- Scope to Modernise & Extend (s.t.p.p)
- Good Schools Catchment
- Large Rear Garden
- EPC 72C

\*\*\* CHAIN FREE - 3D VIRTUAL TOUR AVAILABLE \*\*\*

Sandra Davidson are pleased to present this three bedroom family home on Mendip Road, just off Oaks Lane in Newbury Park.

Upon entering you will find a spacious entrance hall leading to a large reception room with sliding doors to the rear, allowing in plenty of natural light. There is also a fitted kitchen with access to a ground floor wetroom.

Upon venturing to the first floor you will find three well-sized bedrooms, all with a fitted cupboard each. Additionally there is a separate WC and bathroom, with the potential to make a large family bathroom.

Externally there is a circa 45' rear garden, mainly laid lawn. The property also has gated side access as well as off street parking on your own driveway.

Families will be pleased to know that the property is within very close proximity to Oaks Park Secondary School as well as Newbury Park Central Line. The property also offers easy access to the A12, with a range of open green spaces nearby.

The property is being offered chain free so to avoid missing out please call us now!



## Offers In The Region Of £520,000



### Porch

Via uPVC double glazed door into porch with fitted carpet, double glazed windows to flank, door to:

### Entrance Hall

Fitted carpet, ceiling light, radiator, access to under stair storage, boiler cupboard, doors to:

### Reception

18'6" x 12'8" (5.64m x 3.87m)

Double glazed window to front with radiator under, double glazed sliding door to rear, hatch to kitchen, door to kitchen, feature fireplace, fitted carpet, ceiling light

### Kitchen

10'11" x 10'10" (3.34m x 3.31m)

Range of fitted wall and base units, one bowl sink with drainer, space and services for washing machine, space and services for freestanding gas cooker, space for fridge/freezer, hatch to lounge, pantry cupboard, radiator, ceiling light, laminate flooring, door to:

### Wet Room

5'5" x 5'6" (1.65m x 1.68m)

Suite comprising power shower, low level WC, corner hand wash basin, chrome plated heated towel rail, panelled walls, extractor fan, ceiling light, door to side alley

### First Floor Landing

Via stairs with fitted carpet, two windows to front, doors to:

### Bedroom 1

10'11" x 12'8" (3.33m x 3.86m)

Double glazed window to rear with radiator under, fitted cupboard, fitted carpet, ceiling light



**Bedroom 2** 9'9" x 10'11" (2.98m x 3.33m)  
Double glazed window to rear with radiator under, fitted carpet, fitted cupboard, ceiling light

**Bedroom 3** 7'3" x 10'1" (2.20m x 3.08m)  
Two double glazed windows to front, radiator, fitted cupboard, fitted carpet, ceiling light

**WC** 2'4" x 5'7" (0.71m x 1.70m)  
Window to flank, low level WC, vinyl flooring, ceiling light

**Bathroom** 5'9" x 4'8" (1.76m x 1.41m)  
Window to front, hand wash basin, bathtub, vinyl flooring, ceiling light

**Exterior** 45'11" (14.02)  
The rear garden measures circa 45' mainly laid lawn. To the front of the property is off street parking on your own driveway as well as your own gated side access

**Shed** 8'0" x 7'5" (2.46m x 2.28m)

**Additional Information**  
Local Authority: Redbridge  
Council Tax Band D  
EPC 72C

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



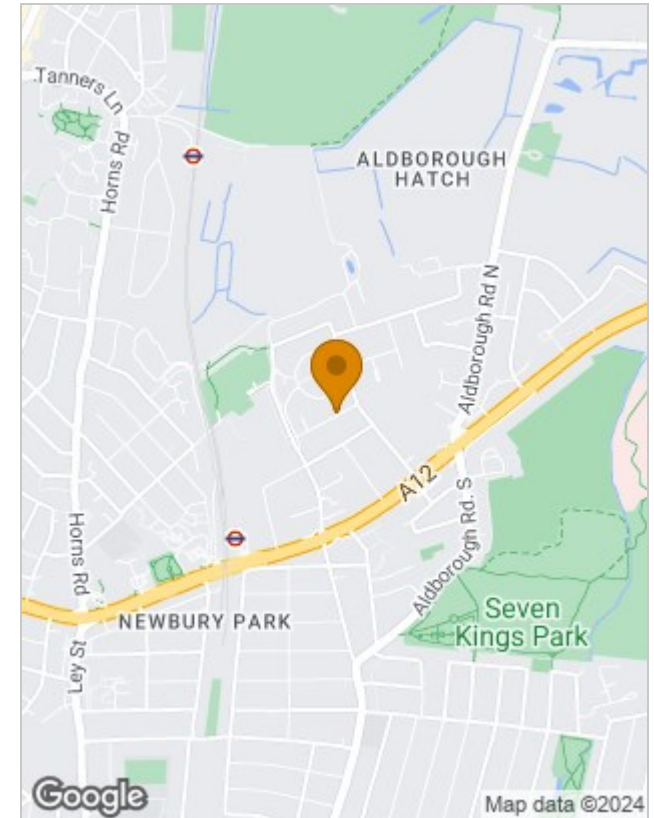




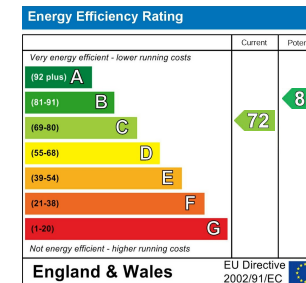
## Floor Plans



## 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.