



Fullwell Avenue, Ilford, IG5 0SD

Guide Price £475,000





Fullwell Avenue

Ilford, IG5 0SD

Local Authority: Redbridge
Tax Band: D

- THREE BEDROOM
- Low Maintenance Rear Garden
- Close Proximity to Claybury Park
- EPC: D
- Off Street Parking
- Own Side Access
- Close to Local Shops and Amenities

*** GUIDE PRICE £475,000-£500,000 ***

Sandra Davidson are pleased to present this well-presented three bedroom family home situated on Fullwell Avenue IG5. This spacious and well-maintained property offers comfortable living spaces, modern amenities, and a low-maintenance outdoor area, perfect for a growing family.

As you enter the house, you are greeted by a welcoming hallway that leads to the main living areas on the ground floor. The property boasts two generously sized reception rooms, providing ample space for relaxation and entertaining guests. The large windows allow for plenty of natural light, creating a bright and airy atmosphere throughout.

The fitted kitchen is a delightful space, equipped with modern appliances and offering storage and countertop space for all your culinary needs. A guest WC completes the ground floor layout, adding to the overall convenience and functionality of the property.

Moving to the first floor, you will find three well-proportioned bedrooms, each featuring fitted wardrobes to maximize storage space. Additionally, there is a separate family bathroom, catering to the needs of the whole household.

The circa 30' rear garden, has been thoughtfully designed for low maintenance. The garden features a combination of decking and paving, offering space for outdoor relaxation and play. With its own side access, you can easily maintain and enjoy the garden throughout the year. Furthermore, the front of the property provides off-street parking, ensuring convenience for multiple vehicles.

Fullwell Avenue is a desirable residential location in Clayhall, known for its peaceful ambience and proximity to local amenities. Residents can enjoy the nearby green spaces, parks, and recreational facilities. The property is also conveniently located within easy reach of schools, shops, and transport links.

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HALLWAY 5'11" x 8'11" (1.80m x 2.72m)
Via entrance porch with uPVC double glazed door, double glazed window to flank, laminate flooring, ceiling light, door to:

RECEPTION 18'10" x 13'9" (5.75m x 4.20m)
Fitted carpet, two radiators, ceiling light, double glazed window to front.

KITCHEN 8'8" x 10'11" (2.64m x 3.33m)
Range of fitted wall and base units, worktop with tiled splash back, one and half bowl sink with drainer, four ring gas hob with extractor hood over, integrated oven, space and services for dishwasher, tiled flooring, radiator, ceiling light, double glazed window to front

DINING AREA 8'4" x 18'1" (2.54m x 5.52m)
Fitted carpet, two radiators, ceiling light, double glazed window to rear, double glazed patio door to rear

W/C 9'10" x 3'11" (3.00 x 1.2)
Suite comprising low level WC, hand wash basin, chrome plated heated towel rail, tiled walls and flooring, ceiling light

BEDROOM ONE 10'10" x 10'0" (3.30m x 3.05m)
Double glazed window to rear with radiator under, fitted carpet, fitted wardrobes with sliding doors, ceiling light, door to:





BEDROOM TWO 8'10" x 11'9" (2.70m x 3.57m)
Double glazed window to rear with radiator under, fitted wardrobe, fitted carpet, ceiling light

BEDROOM THREE 8'1" x 8'8" (2.46m x 2.63m)
Double glazed window to front with radiator under, fitted carpet, fitted wardrobe, ceiling light

STUDY ROOM 8'11" x 2'9" (2.73 x 0.84)
Double glazed window to rear with radiator under, fitted carpet, ceiling lights

BATHROOM 10'10" x 3'10" (3.31m x 1.18m)
Suite comprising bathtub with power shower and shower screen, low level WC, hand wash basin inset to vanity unit, tiled walls and flooring, ceiling light

EXTERIOR 82'0" (25)
The low maintenance rear garden measures circa 25' part-decked and the remainder paved. There is own side access as well as off street parking to the front on own driveway for multiple cars

AGENTS NOTE
Local Authority: Redbridge
Council Tax Band D
EPC D

Please note that no services or appliances have been tested by Sandra Davidson Estate Agents



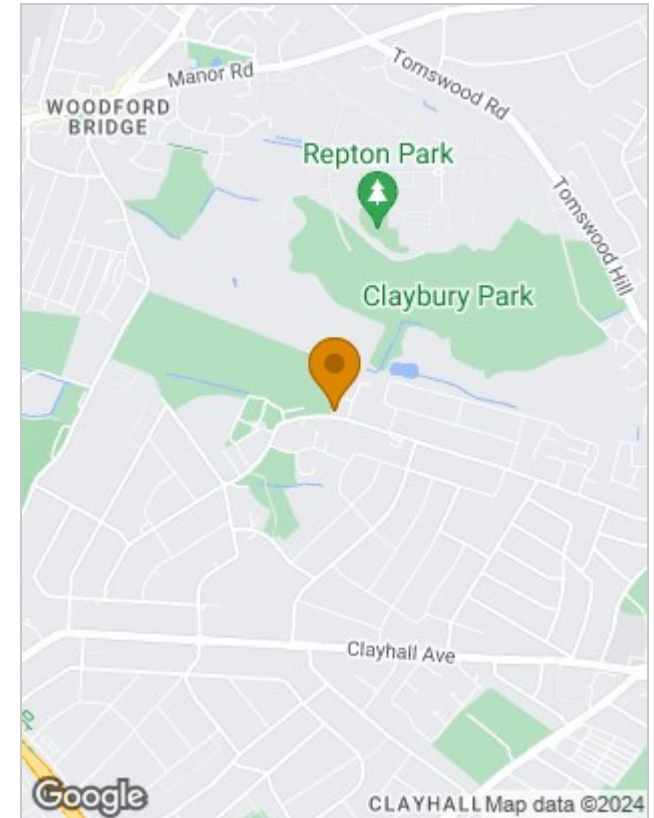




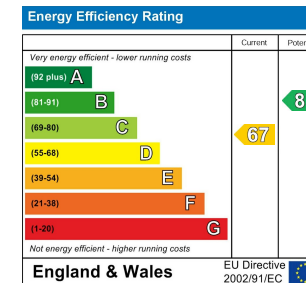
Floor Plans



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.