



Falmouth Gardens, Ilford, IG4 5JU

Chain Free £725,000





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Local Authority: Redbridge

Tax Band: E

- SCOPE TO EXTEND (stpp)
- Walking Distance to Redbridge Central Line
- Beal School Catchment
- Two Receptions
- Off Street Parking
- CHAIN FREE!!!
- Well Maintained
- Three bedrooms
- Attached Garage
- EPC RATING: E

**** CHAIN FREE ****

Sandra Davidson are pleased to offer a rare opportunity to acquire this well maintained, good sized THREE BEDROOM Family Home situated in the Redbridge and Beal SCHOOL catchment areas and within walking distance to Redbridge Central Line UNDERGROUND STATION

The property benefits from two receptions, fitted kitchen, attached garage and family bathroom on the first floor. Externally the property offers a good size rear garden and off street parking for multiple cars on OWN DRIVEWAY, offering further scope to EXTEND subject to planning.

The property is AVAILABLE CHAIN FREE, can only be appreciated by internal inspection and comprises:-



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HALLWAY 14'2" x 5'10" (4.31m x 1.78m)
Fully enclosed storm porch leading to partly glazed wooden door and sidelight to entrance hall with solid wood flooring, radiator, carpeted stairs, dado rail, to first floor, two under stairs storage cupboards, doors to:

RECEPTION ROOM 14'1" x 15'10" (4.28m x 4.82m)
Fitted laminated flooring, double glazed bay window to front, fitted radiator, feature ceiling light, wall mounted feature lights,

RECEPTION 13'6" x 15'10" (4.12m x 4.82m)
Fitted laminated flooring, ceiling lights, radiator, double glazed patio door leading to rear garden

KITCHEN 10'0" x 12'11" (3.06m x 3.93m)
Range of fitted wall and base units, work surface with tiled upstand, four ring hob with oven grill under and extractor hood over, one bowl sink with drainer, space and services for washing machine and dishwasher, double glazed window to rear, tiled flooring, radiator, ceiling light, double glazed door to rear garden.



BEDROOM ONE 14'4" x 14'2" (4.37m x 4.32m)
Bay window to front, laminate wood flooring wall lights, radiator,

BEDROOM TWO 12'4" x 14'2" (3.77m x 4.32m)
Window to rear, laminate wood flooring wall lights, radiator, full length fitted wardrobe

BEDROOM THREE 9'11" x 6'11" (3.01m x 2.12m)
window to front, laminate wood flooring wall lights, radiator

BATHROOM 7'3" x 6'11" (2.20m x 2.12m)
Suite comprising; bathtub, and shower, hand wash basin inset to vanity unit, partly tiled walls, fitted cupboard, light, radiator, cupboard housing boiler, double glazed window to rear

GARAGE 18'1" x 12'3" (5.50m x 3.74m)
Up and over door, door to:

EXTERIOR 70'6" (21.5)
The rear garden is approximately 70' with part-patio and remainder lawn with mature trees and shrubs bordering the garden. Two brick-built sheds, one being used as a outdoor W/C and the second being used for storage.

To the front of the property there is off street parking for multiple cars.



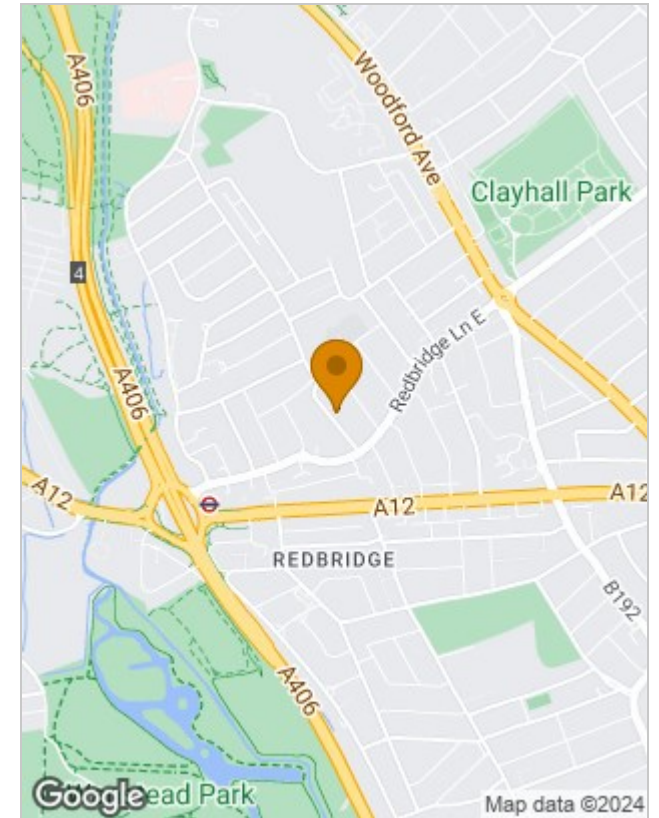




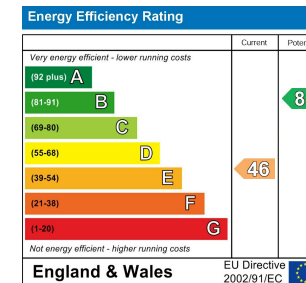
Floor Plans



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.