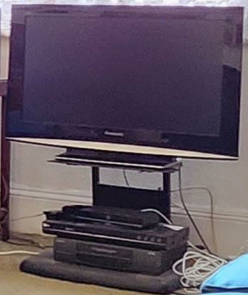




Coventry Road, Ilford, IG1 4QU

Offers In Excess Of £900,000







# Coventry Road

Ilford, IG1 4QU

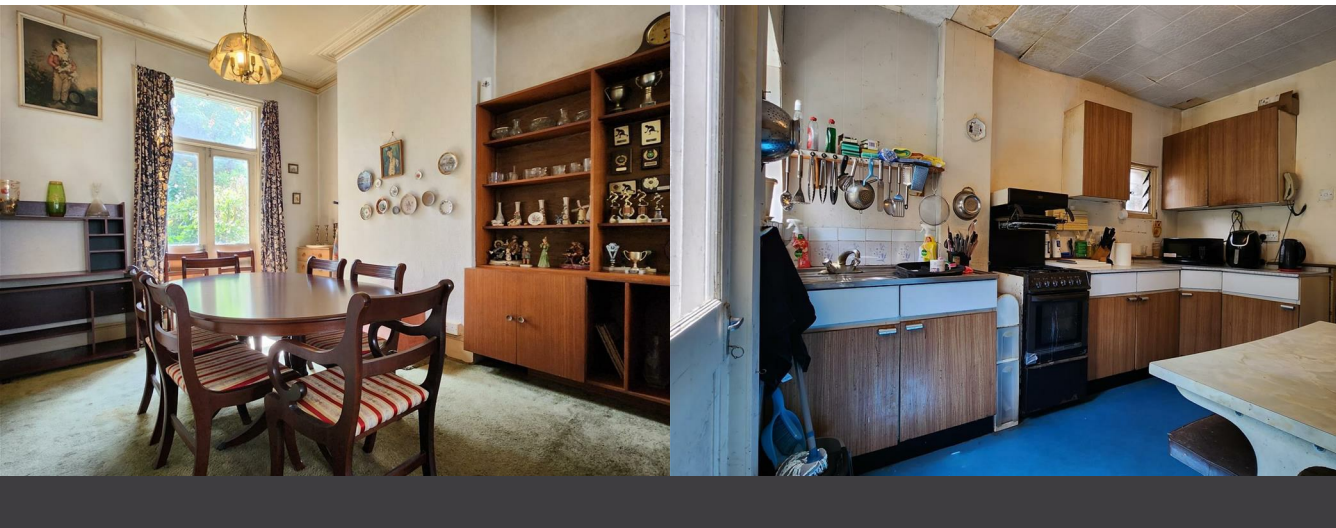
Local Authority: Redbridge  
Tax Band: F

- EPC RATING 32F
- FOUR BEDROOMS
- TWO BATHROOMS
- 100+ ft REAR GARDEN
- CLOSE PROXIMITY TO ILFORD CROSSRAIL/ELIZABETH LINE STATION
- DETACHED 1900s BUILD
- THREE RECEPTIONS
- SCOPE TO FURTHER EXTEND & MODERNISE (stpp)
- OFF STREET PARKING FOR MULTIPLE CARS ON OWN DRIVEWAY
- BY APPOINTMENT ONLY - CALL NOW TO VIEW!

**\*\* DETACHED FAMILY HOME \*\***

Sandra Davidson are privileged to offer an extremely rare opportunity to acquire a 1900's BUILT - DETACHED family home on a SUBSTANTIAL PLOT situated on Ilford's sought after COMMONWEALTH ESTATE. This unique detached period property offers it's own splendour of original ornate period features and good size accommodation. The property benefits from; a Through Lounge Reception, Lounge, Dining Room, Fitted Kitchen and Bathroom on the ground floor, with FOUR BEDROOMS and Family Bathroom on the first floor. Externally the property features a LARGE 106' REAR GARDEN offering scope to further extend (stpp) and OFF STREET PARKING for multiple cars on own DRIVEWAY.

This prestigious property can only be appreciated by internal inspection and comprises:-



Offers In Excess Of £900,000



### ENTRANCE

Via glazed from door into enclosed storm porch with further glazed door into entrance hall with; fitted carpet, ornated ceiling rose with inset light, decorative period covings and ceiling architraves, radiator, carpeted stairs to first floor, dado rail, access to coal store cellar, doors to:

### THROUGH LOUNGE RECEPTION 28'6" x 10'11" (8.68m x 3.33m)

Single glazed square bay window to front, two decorative ornated ceiling roses with inset lights, decorative period covings and ceiling architraves, fitted carpet, radiator, gas fire with tiled surround, single glazed French doors to rear into garden

### LOUNGE 17'1" x 10'7" (5.20m x 3.22m)

Single glazed square bay window to front, fitted carpet, fitted cupboard, ornated ceiling rose with inset light, decorative period covings and ceiling architraves. radiator

### DINING ROOM 11'1" x 10'7" (3.38m x 3.22m)

Single glazed window to rear, timber fire surround, fitted carpet, ornated ceiling rose, decorative period covings and ceiling architraves, radiator

### KITCHEN 11'10" x 10'5" (3.60m x 3.17m)

Fitted wall and base units, work surface, one bowl sink with drainer, freestanding four hob gas cooker, wall mounted boiler, space and services for washing machine, cupboard housing water tank, vinyl flooring, light, single glazed window to flank and rear, glazed door to rear garden, door to:





### GROUND FLOOR BATHROOM

Suite comprising; bathtub, low level WC, hand wash basin inset to vanity, radiator, vinyl flooring, tiled walls, light, single glazed opaque window to flank

### FIRST FLOOR LANDING

Fitted carpet, radiator, light, access to loft space, doors to:

**BEDROOM ONE** 13'1" max x 15'11" max (4.00m max x 4.87m max)

Two single glazed windows to front, fitted carpet, light, wall mounted light, gas fire

**BEDROOM TWO** 13'1" x 10'11" (4.00m x 3.32m)

Single glazed window to front, fitted carpet, light, fitted cupboards

**BEDROOM THREE** 11'10" x 10'11" (3.60m x 3.32m)

Single glazed window to rear, fitted carpet, light

**BEDROOM FOUR** 11'10" x 10'11" (3.60m x 3.33m)

Single glazed window to rear, vinyl flooring, fitted cupboard, light

### BATHROOM

Suite comprising; low level WC, pedestal hand wash basin, bathtub, fitted cupboard, fitted carpet, tiled flooring, single glazed window to rear

**EXTERIOR** 105'11" (32.3m)

The Rear Garden measures c 106' with laid lawn, mature trees and shrubs, independent gated side access to front drive.

To the front is off street parking for multiple cars on own driveway





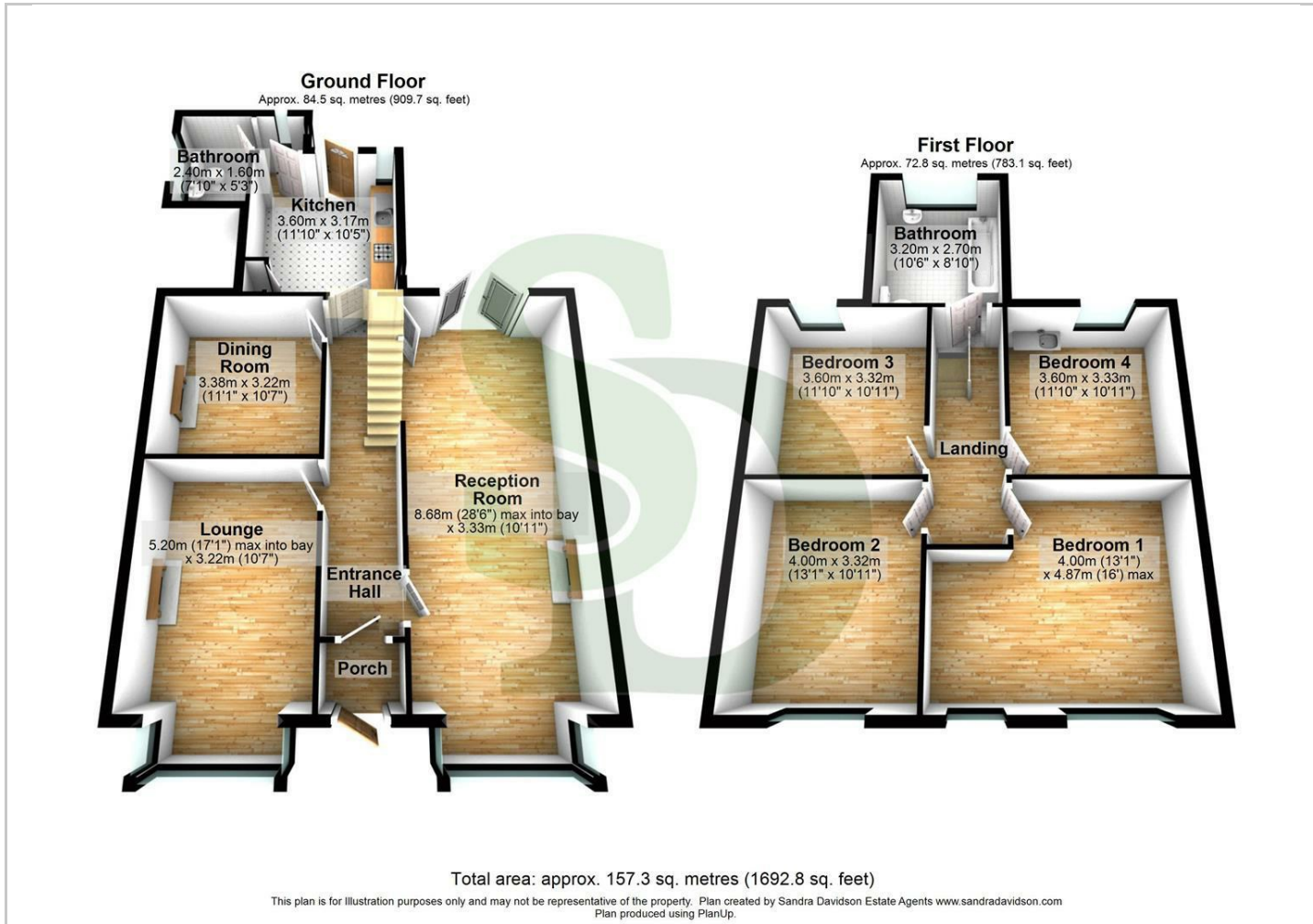




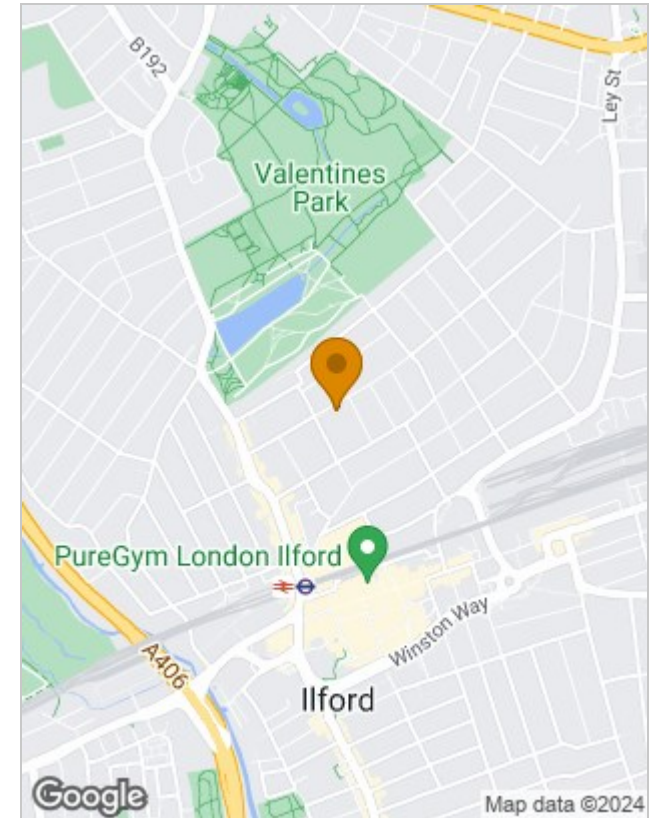




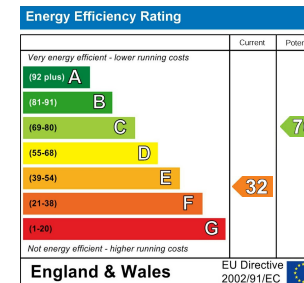
## Floor Plans



## 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.