



Wellesley Road, Ilford, IG1 4JX

Offers In Excess Of £650,000





Wellesley Road

Iford, IG1 4JX

Local Authority: Redbridge

Tax Band: E

- Four Bedroom Semi Detached
- Three Reception Rooms
- Shared Side Access
- Valentines Park & Outstanding Schools
- Spacious Room Sizes
- Approx. 90ft Rear Garden
- Potential to extended (STPP)
- Ilford Station (Elizabeth Line)

CHAIN FREECHAIN FREE***CHAIN FREE***

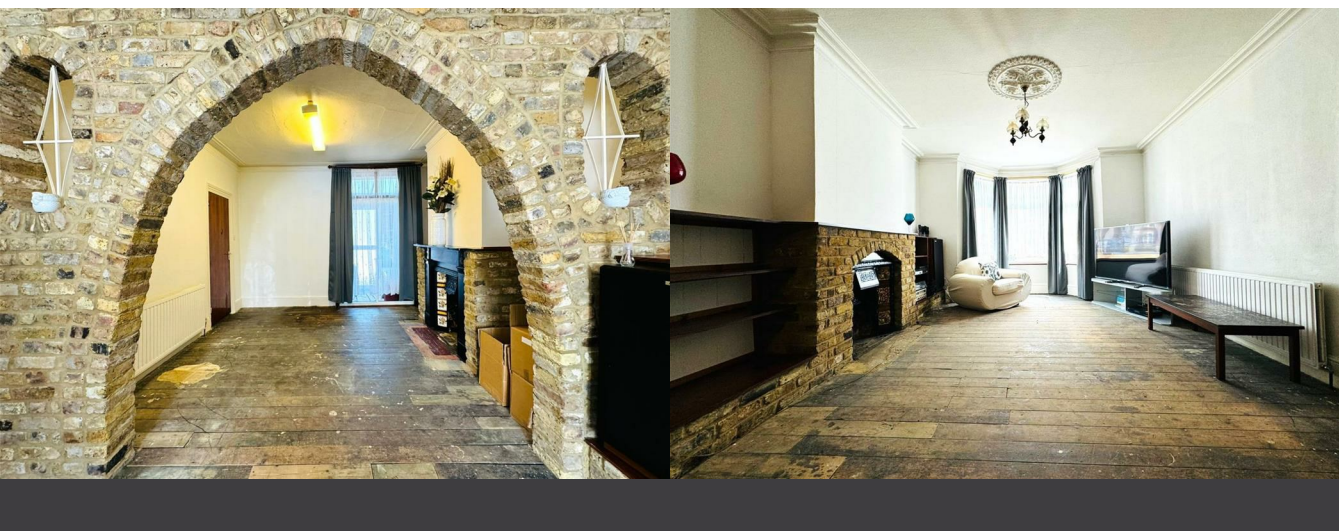
Sandra Davidson are proud to present this lovely FOUR BEDROOM SEMI DETACHED HOUSE IN WELLESLEY ROAD IG1.

This property has been in the same family for many years and has many original features including fireplaces, coving, ceiling roses, picture rails, dado rails, and a beautiful staircase with the original newel posts and balustrades.

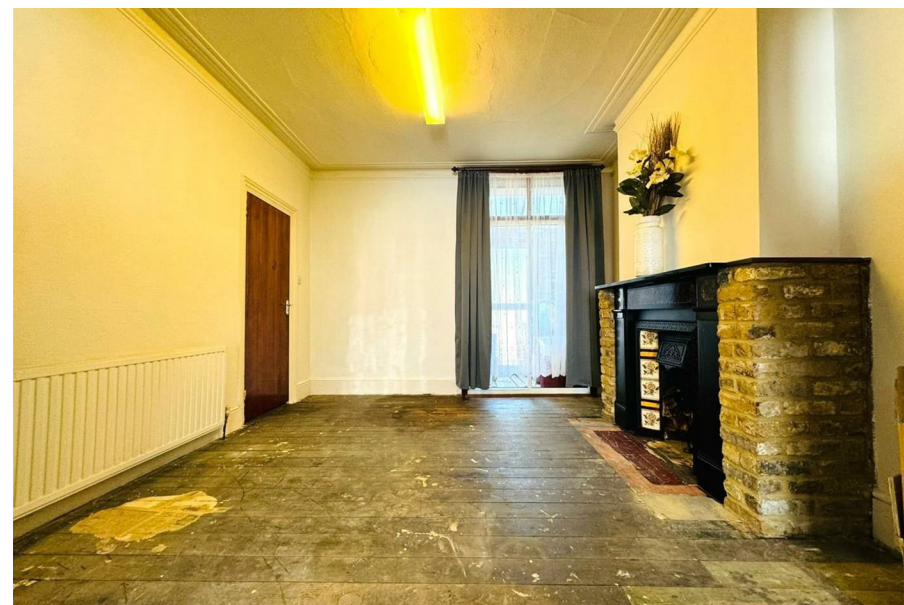
The property comprises three receptions, four bedrooms, shower room and separate wc on the first floor plus a very large landing offering excellent potential for a loft conversion subject to planning.

Externally there is a very large 90' private rear garden with mature trees and shrubs, a large outbuilding to rear and a shared side access. To the front there is off street parking for two cars.

The location is prime for Outstanding Primary / Secondary Schools, Ilford Crossrail Station and Valentines Park perfect for all the family. To book a viewing or for more information please give us a call



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Reception 15'3" x 13'0" (4.64m x 3.96m)
Double glazed bay window to front, carpets, radiator, coving, cast iron fireplace with tiled sides and brick surround, open to reception two

Reception Two 11'10" x 12'1" (3.61m x 3.68m)
Open to reception one, double glazed sliding doors to lean to, carpets, radiator, coving, original cast iron fireplace with tiled sides and stone surround.

Dining Room 12'0" x 10'10" (3.66m x 3.30m)
Two double glazed windows to side, wood flooring, radiator, gas fire with tiled surround, access to kitchen.

Kitchen 7'3" x 10'10" (2.22m x 3.30m)
Double glazed window to rear and door to garden, fitted wall and base units with work surfaces, one and a half bowl white sink unit, gas hob and electric oven with extractor hood above, plumbing for washing machine, wood flooring, tiled splash back walls, central heating boiler

Bedroom 1 15'4" x 12'11" (4.68m x 3.94m)
Double glazed bay window to front, laminate flooring, radiator, picture rail, fitted wardrobes, cast iron fireplace.



Bedroom 2 11'8" x 12'2" (3.56m x 3.71m)
Double glazed window to rear, laminate flooring, radiator, picture rail, cast iron fireplace.

Bedroom 3 10'8" x 10'10" (3.26m x 3.30m)
Double glazed window to rear, stripped floor boards, radiator, cast iron fireplace, cupboard housing hot water cylinder.

Bedroom 4 9'0" x 5'0" (2.74m x 1.53m)
Double glazed window to front, carpets, radiator.

WC
Double glazed window to side, low flush wc.

Bathroom 4'2" x 6'9" (1.26m x 2.06m)
Double glazed window to side, low flush wc, wash hand basin, shower area, radiator, tiled walls

Outbuilding
Double glazed window and doors, laminate flooring.

Rear Gardens 91'10" (28)
Shared side access, large patio area, mainly laid to lawn, mature trees, outside water tap, access to outbuilding to rear.

Front Parking
Off street parking for two cars, shared side access to rear garden.



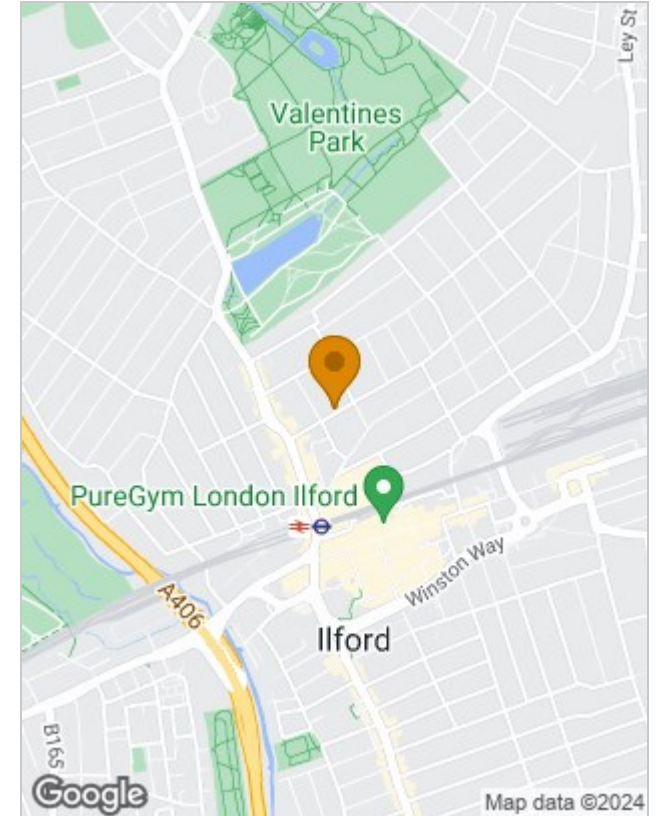




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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