



Parklands Close, Ilford, IG2 7QR

Asking Price £650,000





Parklands Close

Ilford, IG2 7QR

Local Authority: Redbridge

Tax Band: D

- EPC Rating: tbc
- IMMACULATEY PRESENTED
- TWO Bath/Shower Rooms
- Close to Newbury Park Central Line Station
- Four Bedroom Town House
- Extended Kitchen
- Two WC's
- Seven Kings School Catchment

**** VIRTUAL TOUR AVAILABLE ****

Sandra Davidson Estate Agents are delighted to offer FOR SALE a rare, IMMACULATELY PRESENTED, well extended, good size FOUR BEDROOM TOWNHOUSE situated on a quiet close within close proximity to Newbury Park Central Line station, local shops and amenities. The property benefits from Open plan Lounge, EXTENDED KITCHEN and GUEST WC on the ground floor, with a further FOUR BEDROOMS, Family Bathroom, Family Shower Room, and additional WC over the first and second floors. Externally the property features a c20' rear garden and off street parking on own driveway.

This property is situated within the SEVEN KINGS HIGH SCHOOL catchment, can only be appreciated by internal inspection and comprises;



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ENTRANCE

Via double glazed French doors into fully enclosed storm porch with stained glass door into entrance hall with: wood effect tiled flooring, radiator, carpeted stairs to first floor, spotlights to ceiling, opening to:

RECEPTION

Double glazed window to front, radiator under, spotlights to ceiling, two feature ceiling lights, wood effect tiled floor with underfloor heating, access to under stairs storage, vertical radiator to rear, door to Guest WC, further doors to:

30'1" x 15'1" (9.17m x 4.60m)

KITCHEN

Fitted wall and base units, work surface with Metro tiled splashback, five ring gas hob with extractor hood over, one bowl sink with drainer, integrated oven/grill, integrated dishwasher, integrated washing machine, space and services for American style fridge freezer, tiled floor with underfloor heating, spotlights to ceiling, rooflight window, double glazed window to rear, double glazed French doors to rear into garden

11'3" x 15'1" (3.43m x 4.60m)

GUEST WC

Low level WC, hand wash basin inset to vanity, radiator, tiled flooring, partly tiled walls, light, extractor fan

6'5" x 3'2" (1.95m x 0.96m)

FIRST FLOOR LANDING

Fitted carpet, radiator, ceiling light, carpeted stairs to Second Floor, doors to:

WC

Low level WC, hand wash basin inset to vanity, radiator, double glazed opaque window to front, ceiling light, tiled flooring

BEDROOM ONE

Double glazed French doors to rear with double glazed sidelights to rear, fitted pelmet, two radiators, ceiling light, wood flooring

15'1" x 15'1" (4.60m x 4.60m)



BEDROOM TWO 11'2" x 8'3" (3.40m x 2.51m)
Double glazed window to front, radiator, ceiling light, fitted carpet

SECOND FLOOR LANDING
Fitted carpet, ceiling light, access to loft space, two fitted cupboards, radiator, doors to:

BEDROOM THREE 9'10" x 15'1" (3.00m x 4.60m)
Two double glazed windows to front, radiator, wood floor, ceiling light, fitted cupboards with fitted dresser, door to:

BATHROOM
Suite comprising; bathtub, low level WC, hand wash basin inset to vanity, radiator, tiled walls and flooring, extractor fan, spotlights to ceiling

BEDROOM FOUR 9'10" x 8'6" (3.00m x 2.59m)
Double glazed window to front, radiator, wood flooring, ceiling light

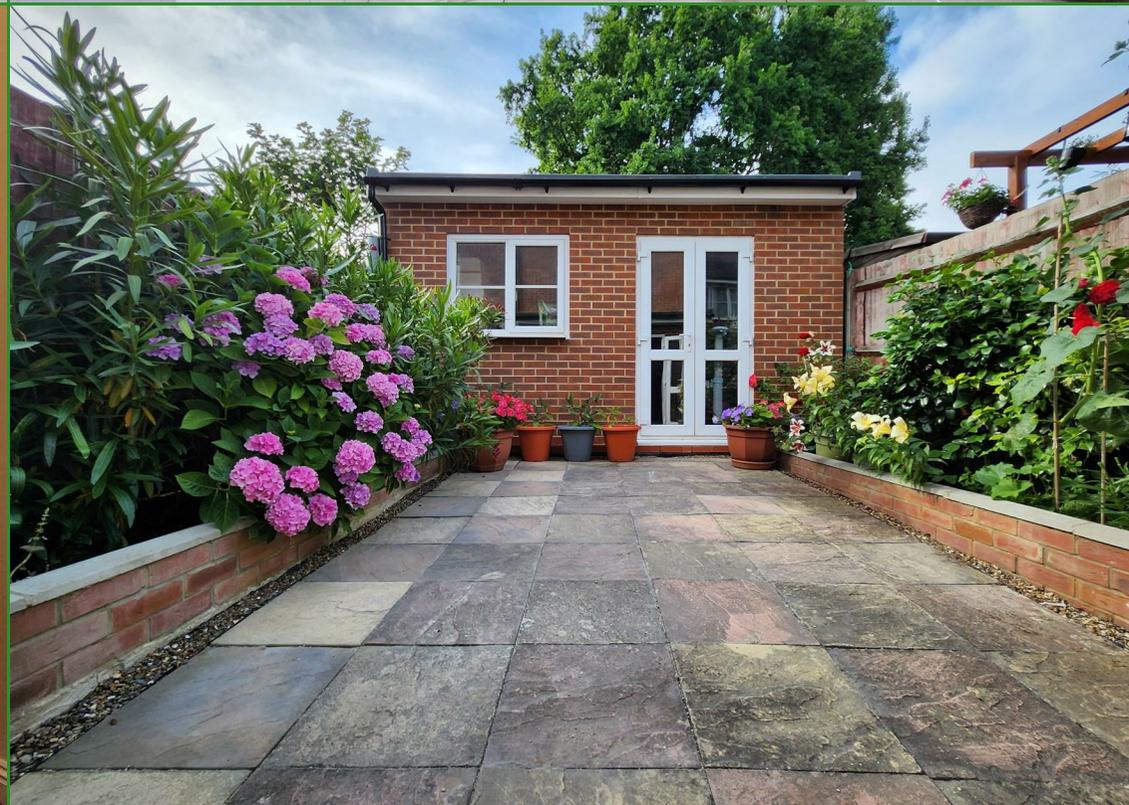
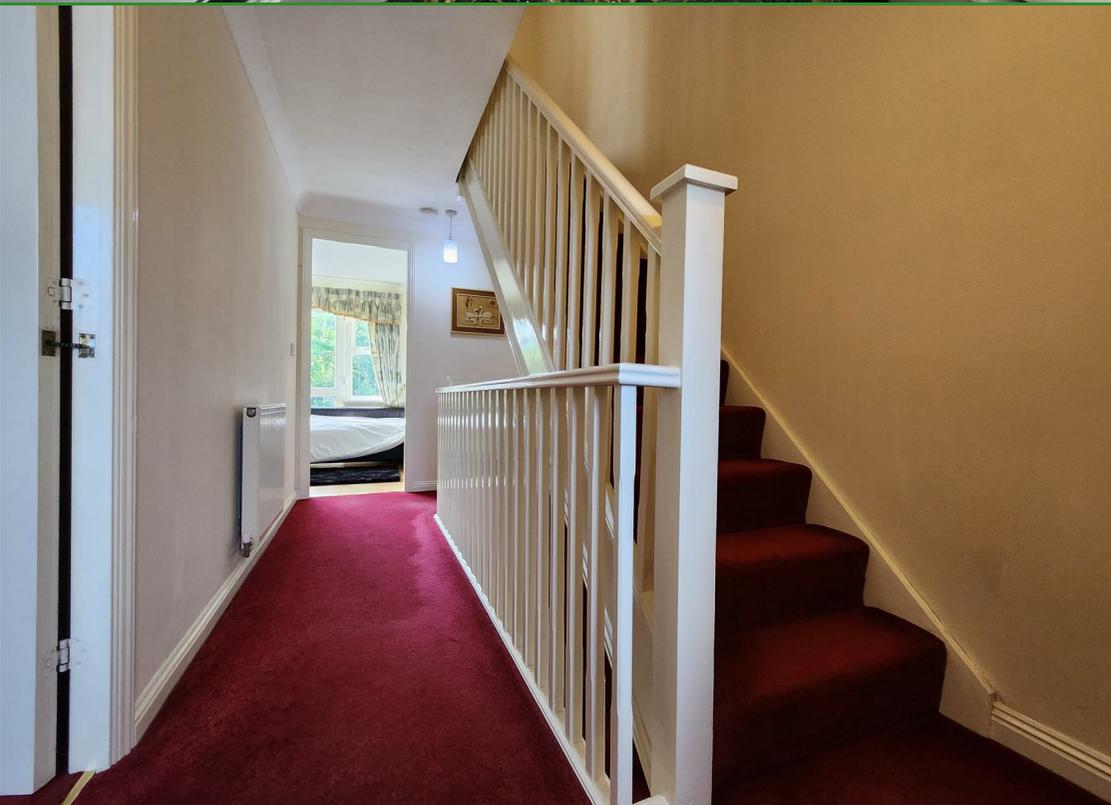
SHOWER ROOM
Suite comprising; walk in shower enclosure with rain fall effect shower, low level WC, hand wash basin inset to vanity, radiator, partly tiled walls, tiled flooring, extractor fan, spotlights to ceiling, double glazed opaque window to front

Exterior 18'0" (5.5m)
The low maintenance paved rear garden measures approximately 18' with raised bricked built flower and shrub borders, wall mounted outdoor lighting, external power sockets, door to Outbuilding

To the front of the property is off street parking on OWN DRIVE

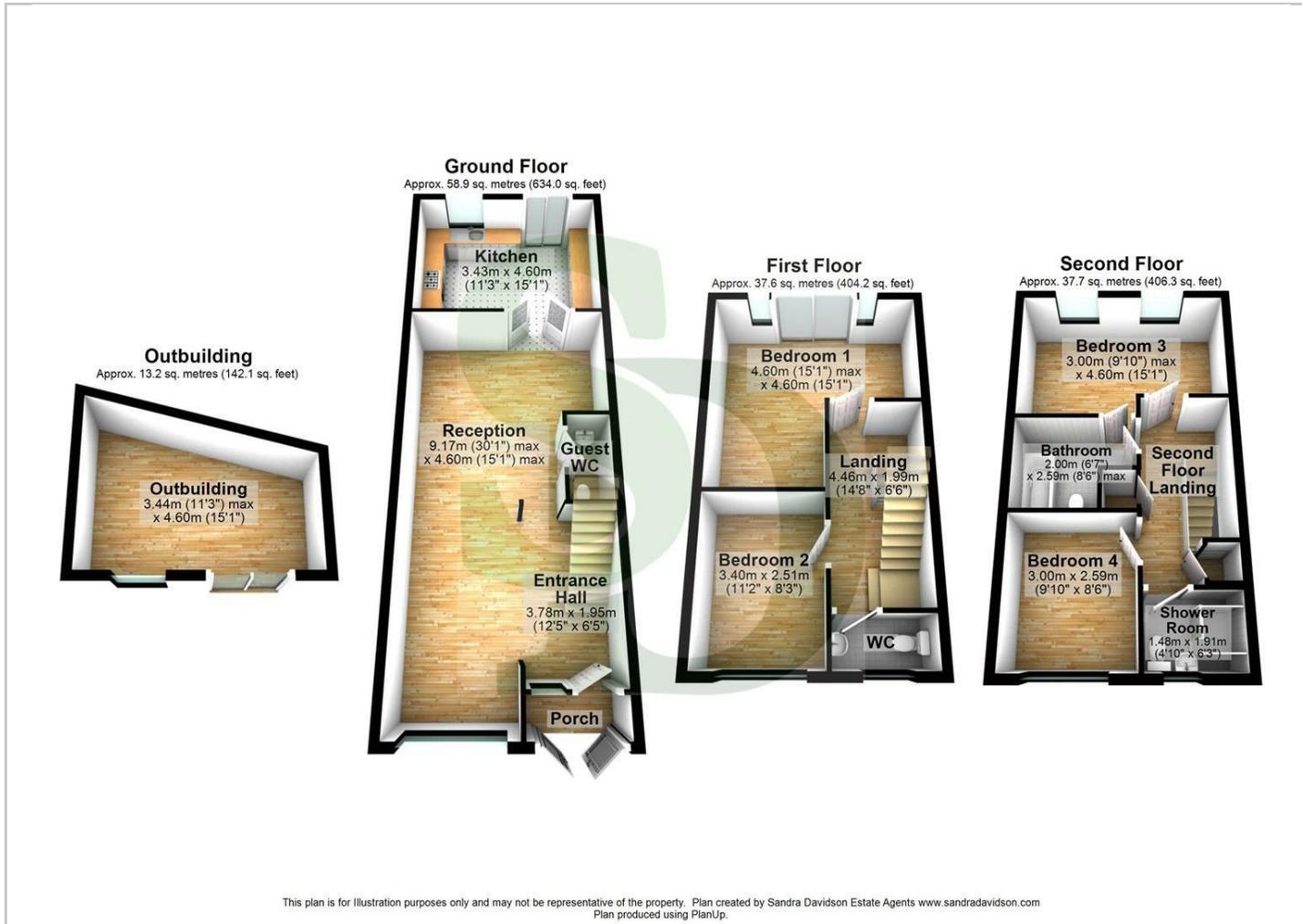
OUTBUILDING
French doors to front, double glazed window to front, power and lighting



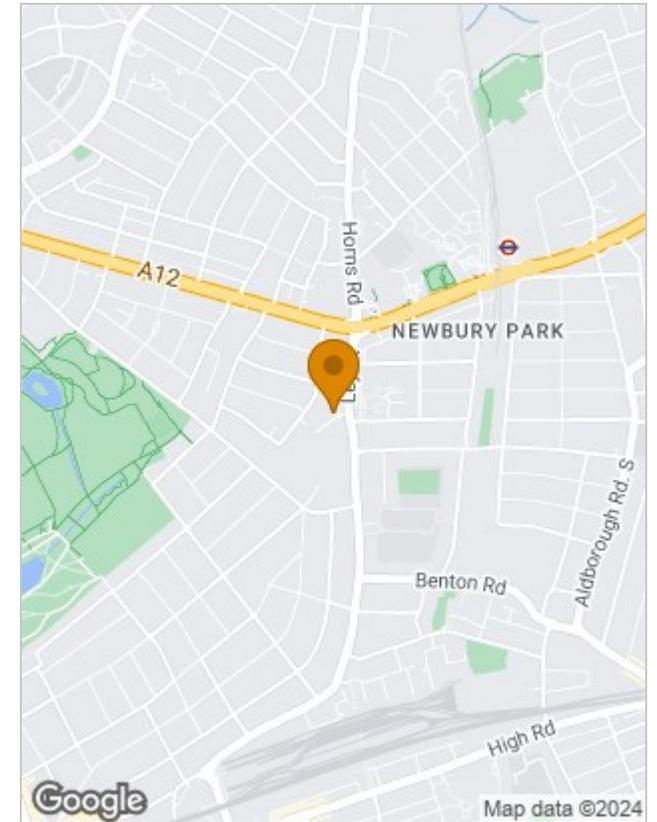




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.