



Bute Road, Ilford, IG6 1AG

£650,000





# Bute Road

Ilford, IG6 1AG

Local Authority: Redbridge  
Tax Band: E

- Very Well Presented
- Potential to Extend (s.t.p.p)
- Circa 52' Rear Garden
- Close to A12
- Close to Local Shops and Amenities
- Attached Garage
- Off Street Garden
- Close to Barkingside & Gants Hill Central Line
- Good Schools Catchment
- EPC TBC

Sandra Davidson are pleased to present this very well presented family home situated on Bute Road in Barkingside.

As you step inside, you are greeted by a spacious entrance hall that sets the tone for the entire residence. The through lounge is bathed in natural light, creating a bright and airy ambiance perfect for both relaxation and entertainment. The fitted kitchen/diner offers a delightful space for family meals and gatherings. An additional reception room provides flexibility for various purposes, such as a home office, playroom, or a cosy reading nook. A convenient guest WC on the ground floor adds a practical touch to the layout. Venturing to the first floor, you'll discover three well-sized bedrooms, each offering ample space for rest and relaxation. The modern four-piece family bathroom ensures convenience and contemporary comfort for the whole family.

This home truly shines when you step outside. The property boasts a generous rear garden extending approximately 52', offering a private outdoor oasis where you can unwind, garden, or host summer barbecues. The front of the house features off-street parking on your very own driveway, eliminating the hassle of searching for parking in this sought-after neighbourhood. The property also features an attached garage, which can be converted into additional living space.

Barkingside offers a host of amenities and positive attributes. Residents enjoy excellent transport links, with Barkingside & Gants Hill Underground Stations nearby, providing easy access to Central London and beyond. The area is well-served by local schools, parks, and recreational facilities, making it an attractive choice for families. Local shops, restaurants, and cafes are within easy reach, ensuring you can indulge in a variety of culinary delights and shopping experiences. With a strong sense of community and a welcoming atmosphere, Barkingside offers the perfect backdrop for a family-oriented lifestyle.



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## Porch

Via glazed double doors intro entrance porch with enclosed light, tiled flooring, glazed windows to flank, door to:

**Entrance Hall** 7'5" x 15'4" (2.27m x 4.69m)  
Wooden flooring, radiator, ceiling light, door to:

**Through Lounge** 30'8" x 13'0" (9.34m x 3.95m)  
Double glazed bay window to front with radiator under, further wall-mounted radiators, wooden flooring, feature fireplace, wall mounted feature lights, ceiling chandeliers, double glazed sliding door to rear

**Kitchen/Diner** 15'4" x 7'11" (4.67m x 2.41m)  
Range of fitted wall and base units, tiled worktop with tiled splash back, four ring gas hob, one and half bowl sink with drainer, integrated oven, integrated grill, under-counter tube lights, spotlights inset to ceiling, tiled flooring, opening to:

**Reception** 9'8" x 9'2" (2.95m x 2.79m)  
Double glazed sliding door to rear, radiator, tiled flooring, ceiling light

**WC** 3'2" x 6'1" (0.97m x 1.85m)  
Low level WC, hand wash basin inset to vanity unit, tiled flooring, radiator, ceiling light

**Garage** 18'2" x 9'3" (5.53m x 2.81m)

**First Floor Landing**  
Via stairs with fitted carpet, glazed window to flank, fitted carpet, ceiling light, doors to:



**Bedroom 1** 16'0" x 12'2" (4.87m x 3.72m)  
Double glazed bay window to front, radiator, fitted carpet, fitted wardrobes, ceiling light

**Bedroom 2** 12'0" x 12'1" (3.66m x 3.69m)  
Double glazed window to rear, radiator, fitted carpet, fitted wardrobe, ceiling light

**Bedroom 3** 7'9" x 7'10" (2.35m x 2.40m)  
Double glazed window to front with radiator under, fitted carpet, ceiling light

**Family Bathroom** 8'7" x 8'2" (2.62m x 2.50m)  
Four piece suite comprising: walk-in corner shower enclosure with power shower, bathtub with power shower, bidet, low level WC, pedestal hand wash basin, tiled walls and flooring, double glazed window to rear, wall mounted extractor fan, ceiling light

**Exterior** 52'1" (15.88m)  
The rear garden measures circa 52', mainly laid lawn and part paved. To the front is off street parking on your own driveway

**Additional Information**  
Local Authority: Redbridge  
Council Tax Band: E  
EPC: TBC

**Agent's Note**  
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents







## Floor Plans



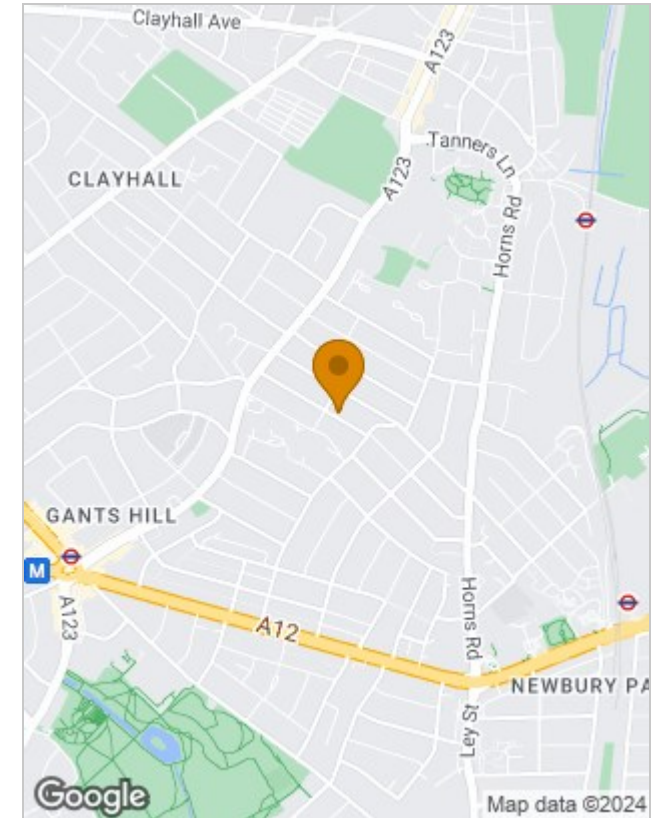
## Viewing

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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## Location Map



## Energy Performance Graph

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