



Woodford Avenue, Ilford, IG2 6UU

Price Guide £350,000



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Ilford, IG2 6UU

Local Authority: REBBRIDGE

Tax Band: B

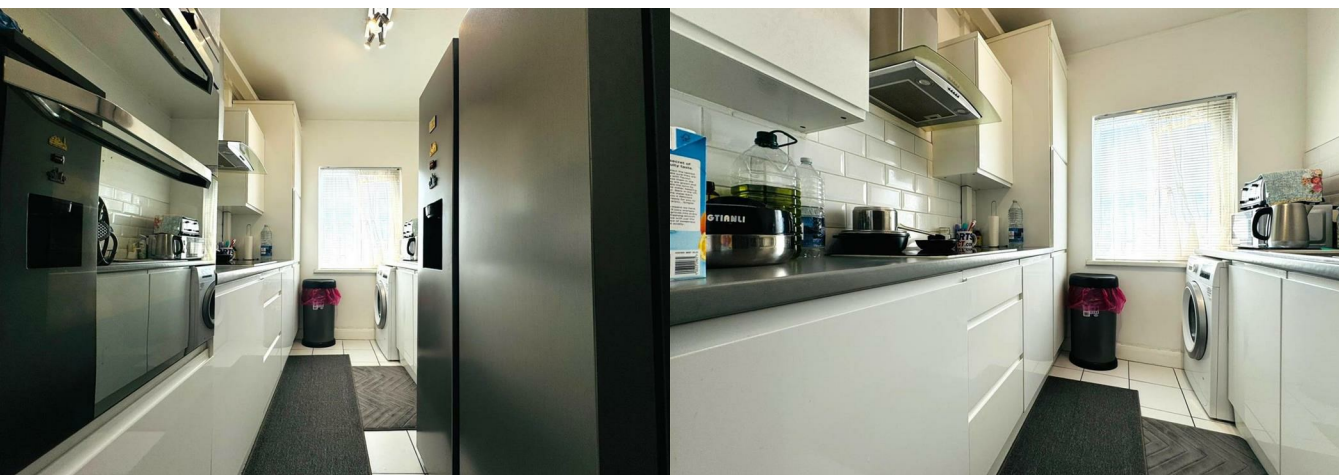
- TWO/THREE BEDROOMS MAISONETTE
- BEAL HIGH SCHOOL CATCHMENT
- FITTED KITCHEN
- LOCAL SHOPS AND AMENITIES ALL WITHIN WALKING DISTANCE
- LOUNGE/DINING ROOM
- MODERN BATHROOM
- 24HRS TRANSPORTATION LINKS
- EPC: D

GUIDE PRICE £350,000 - £375,000

SANDRA DAVIDSON are proud to present this stunning two/three bedroom maisonette in Redbridge IG4, located within a short walk of Gants Hill and Redbridge Central line station and also within the Beal high school catchment and other local schools for all ages.

The property has been maintained to a very high standard throughout, which includes a modern fully fitted kitchen, a nice family bathroom, spacious lounge plus a dining room area.

The property also benefits from a spacious loft as storage and a private low maintenance rear balcony,



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Reception 11'6" x 20'2" (3.51m x 6.14m)
The spacious living/dining room boasts large floor to ceiling doors and windows that allows heaps of natural light in creating a lovely warm mood and feeling.

Kitchen 11'5" x 7'10" (3.47m x 2.39m)
Double glazed window to rear, hard flooring, spot lighting, selection of eye and base level units, wooden effect work surface, integrated oven/grill, integrated microwave, integrated gas hob with an extractor hood over, free standing fridge freezer, integrated washing machine and slim line dish washer, splash tiling and a cupboard housing the boiler.

Bedroom One 11'6" x 18'9" (3.51m x 5.72m)
Double glazed bay windows to rear, radiator in the bay and fitted wardrobes in both recesses.

Bedroom Two 12'0" x 12'9" (3.66m x 3.88m)
Double glazed bay window to front, radiator in the bay and access to walking wardrobes.



Loft Room 10'11" x 18'9" (3.33m x 5.72m)
Access via spiral staircase two double glazed window to rear, fitted carpet, fitted lights,

Bathroom 11'5" x 5'11" (3.47m x 1.81m)
Obscure double glazed window to flank, wall mounted towel radiator, low level flush WC, paneled bath with electric shower over and a glass shower screen, pedestal wash hand basin and an extractor fan.

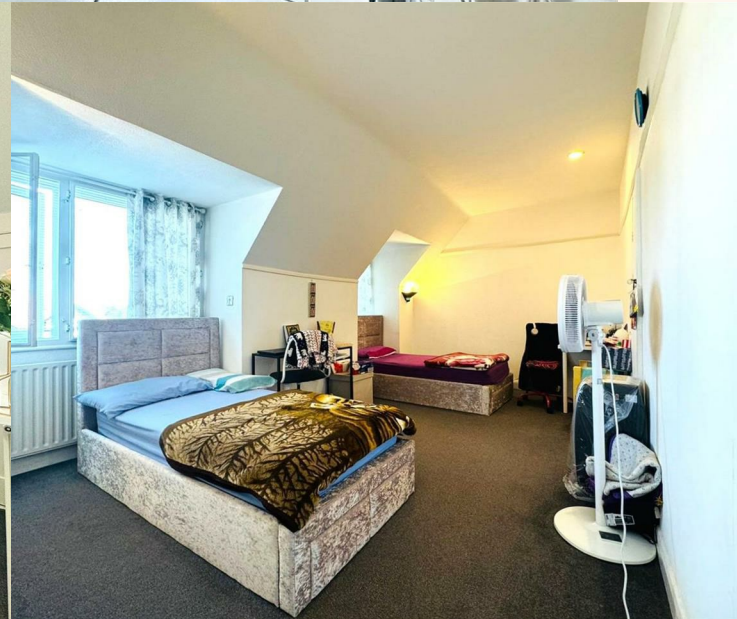
Balcony 6'8" x 8'10" (2.04m x 2.70m)
Double doors to balcony. Low maintenance balcony not over looked by any surrounding neighbours

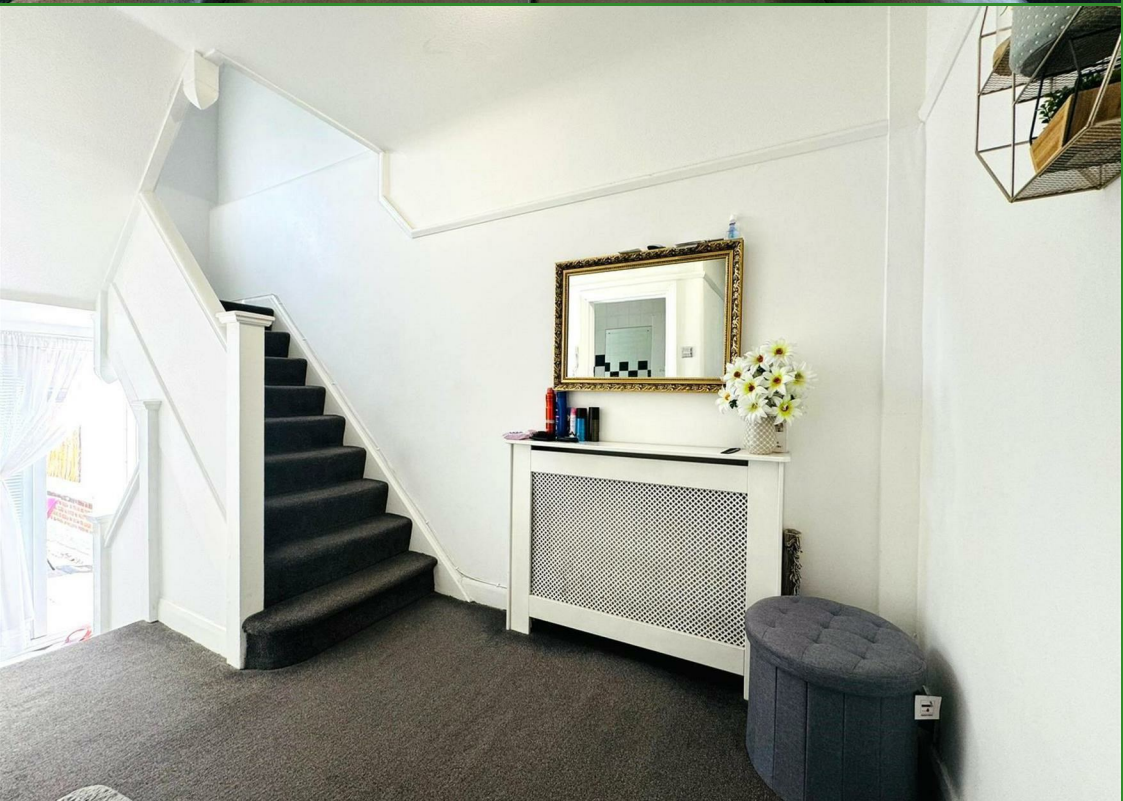
Lease Information
Term: 125 years from 2020 currently at 121 years

Annual Ground rent: £160.00 pa

Service Charge: N/A

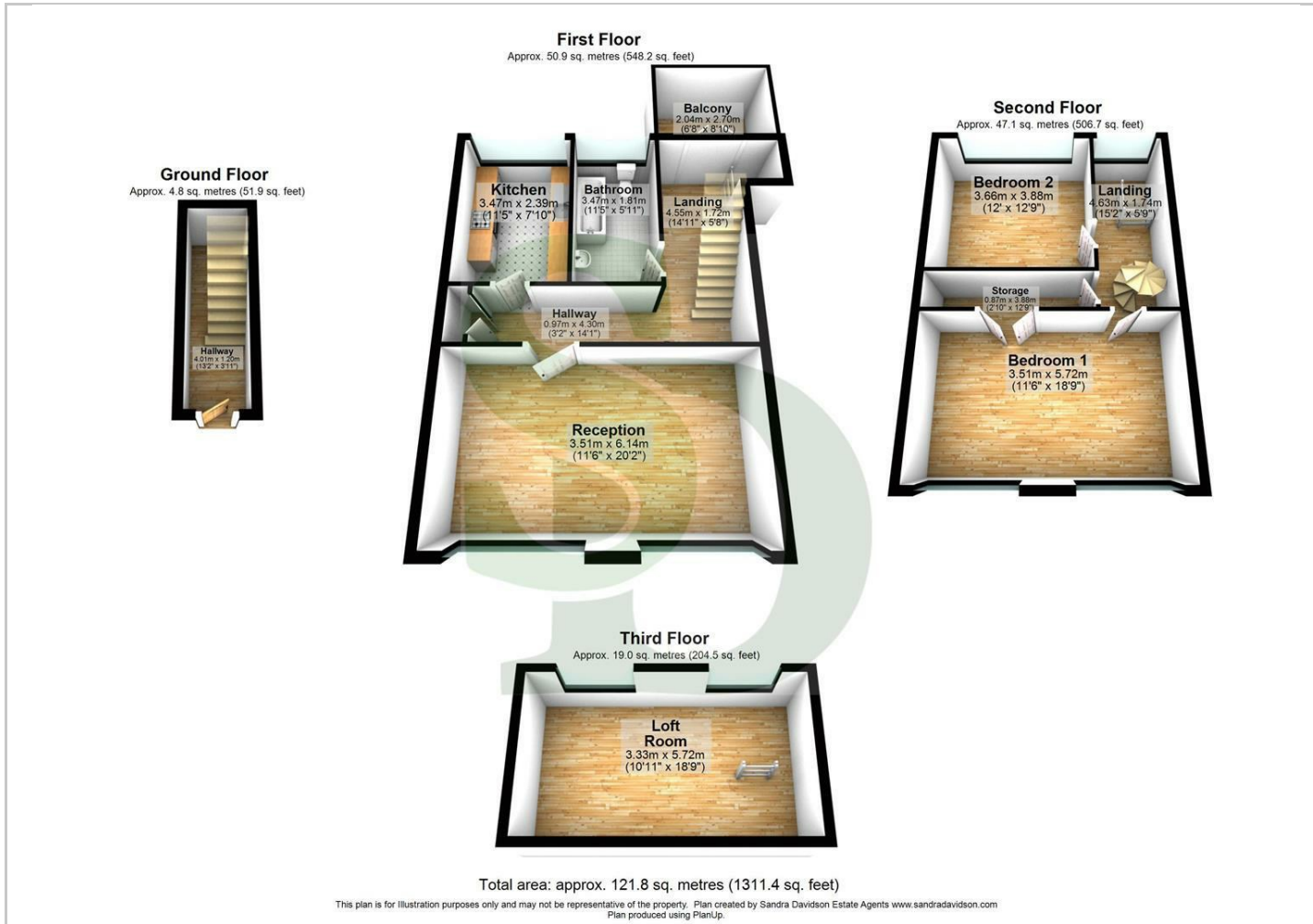
Agent Notice
Please note that any services, heating system or appliances have not been tested by us. Buyers are to make their own enquiries.



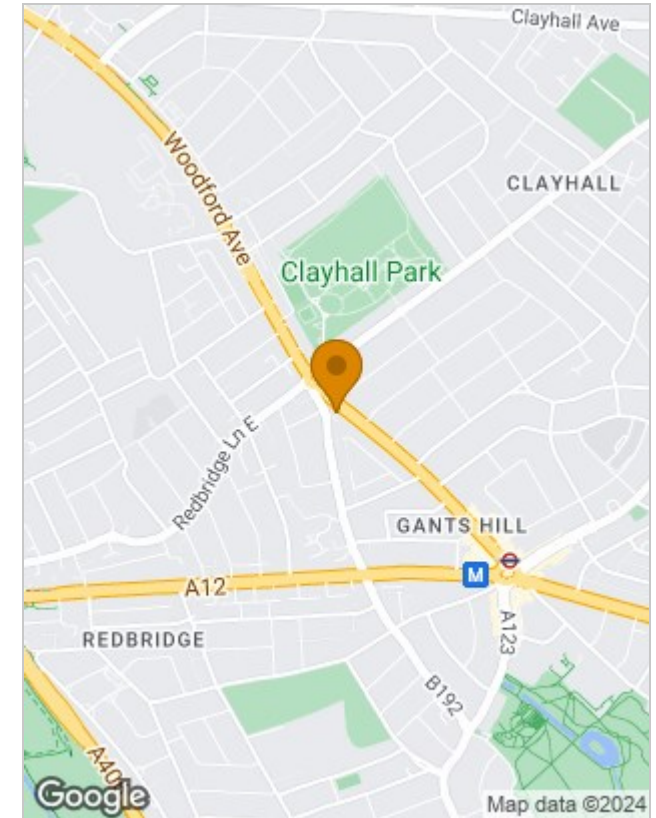




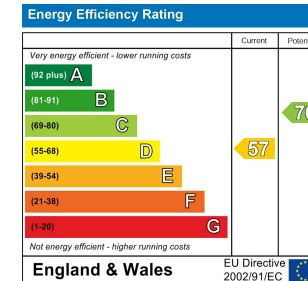
Floor Plans



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.