



Clarendon Gardens, Ilford, IG1 3JN

Guide Price £725,000







# Clarendon Gardens

Ilford, IG1 3JN

Local Authority: REDBRIDGE

Tax Band: E

- CHAIN FREE
- Two Large Reception Rooms
- Valentines Park Within Walking Distance
- Local Shops And Amenities Nearby
- Four Double Bedrooms
- Valentines High School Catchment
- Ilford Station (Elizabeth Line)
- EPC RATING: D

\*\*\* GUIDE PRICE £725,000 - £750,000 \*\*\*

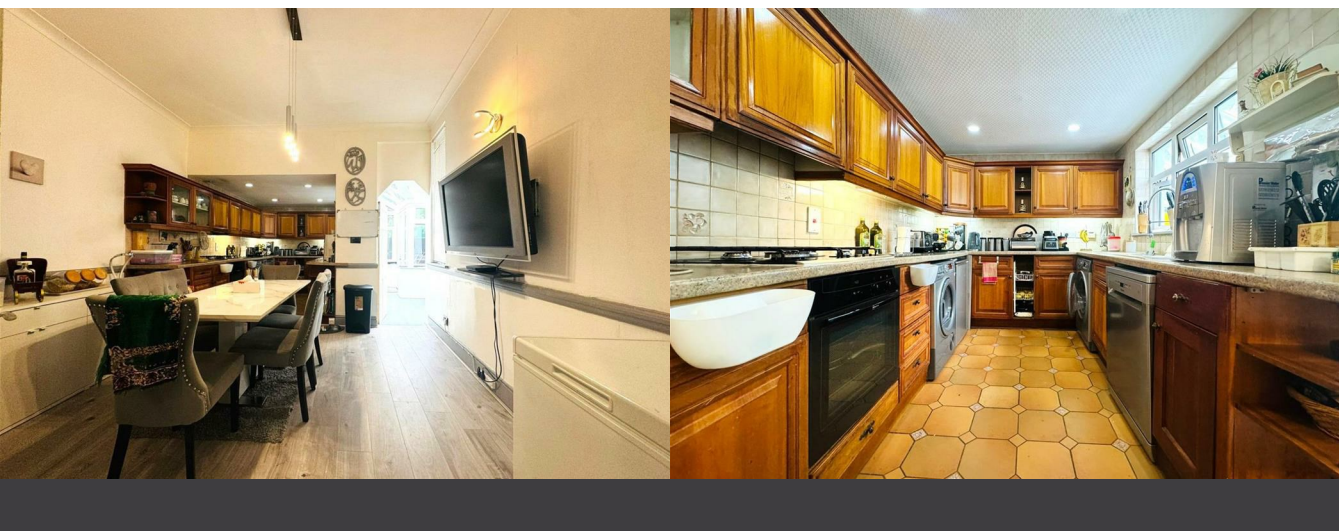
A Gem of a Property in an Exceptional Location

The property has been impeccably improved and maintained by the current owners to an excellent standard, ensuring it is ready for immediate occupancy without the need for additional work.

Situated in a prime area, the property enjoys proximity to Ilford and Gants Hill Stations, facilitating easy commuting options. Valentines Park is within reach, offering recreational opportunities and scenic walks. Excellent schools in the vicinity cater to educational needs, making it an ideal choice for families with children.

\*\*\*CHAIN FREE\*\*\*CHAIN FREE\*\*\*CHAIN FREE\*\*\*

For more information or to arrange a viewing of this great family home, please contact us.



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**PORCH** 5'4" x 7'10" (1.62m x 2.40m)  
Double glazed porch, tiled flooring.

**HALLWAY** 17'2" x 6'7" (5.24m x 2.00m)  
Wooden flooring, radiator, dado rail, coving, stairs to first floor, access to cellar and three reception rooms.

**RECEPTION ONE** 16'8" x 17'7" (5.08m x 5.35m)  
Double glazed bay window to front, wooden flooring, radiator, dado rail, picture rail, coving.

**RECEPTION TWO** 11'9" x 14'1" (3.57m x 4.30m)  
Double glazed French doors to conservatory, wooden flooring, radiator, dado rail, picture rail.

**KITCHEN** 22'2" x 8'3" (6.76m x 2.52m)  
Double glazed window to rear & side and door to conservatory, fully fitted wall and base units with work surfaces, one and a half bowl stainless steel sink unit, integrated four ring gas hob with extractor hood above, electric oven and combi oven, integrated tall fridge / freezer, dishwasher, washing machine, tiled flooring and splash back walls, central heating boiler

**KITCHEN/DINER** 11'4" x 11'4" (3.46m x 3.46m)  
wooden flooring, radiator, picture rail, door to conservatory.





**BATHROOM** 9'2" x 4'4" (2.79m x 1.31m)  
 Double glazed window to rear, freestanding bathtub, suspended low flush wc, wash hand basins with vanity unit and fitted bathroom cabinet above, heated chrome towel rail, tiled flooring, tiled walls, cupboard housing hot water cylinder, extractor fan.

**WC** 4'6" x 8'3" (1.38m x 2.52m)  
 Windows to the rear, suspended low flush wc, wash hand basins

**CONSERVATORY** 14'6" x 11'1" (4.441 x 3.389)  
 Window to rear, window to side, patio door, door to garden

**CELLAR** 13'7" x 15'4" (4.14m x 4.67m)  
 Stairs to cellar boxed gas and electric

**BEDROOM ONE** 16'8" x 13'10" (5.08m x 4.21m)  
 Double glazed bay window to front, laminate flooring, radiator, picture rail

**BEDROOM TWO** 14'1" x 9'11" (4.28m x 3.03m)  
 Double glazed window to rear, laminate flooring, radiator, picture rail, fitted wardrobes.

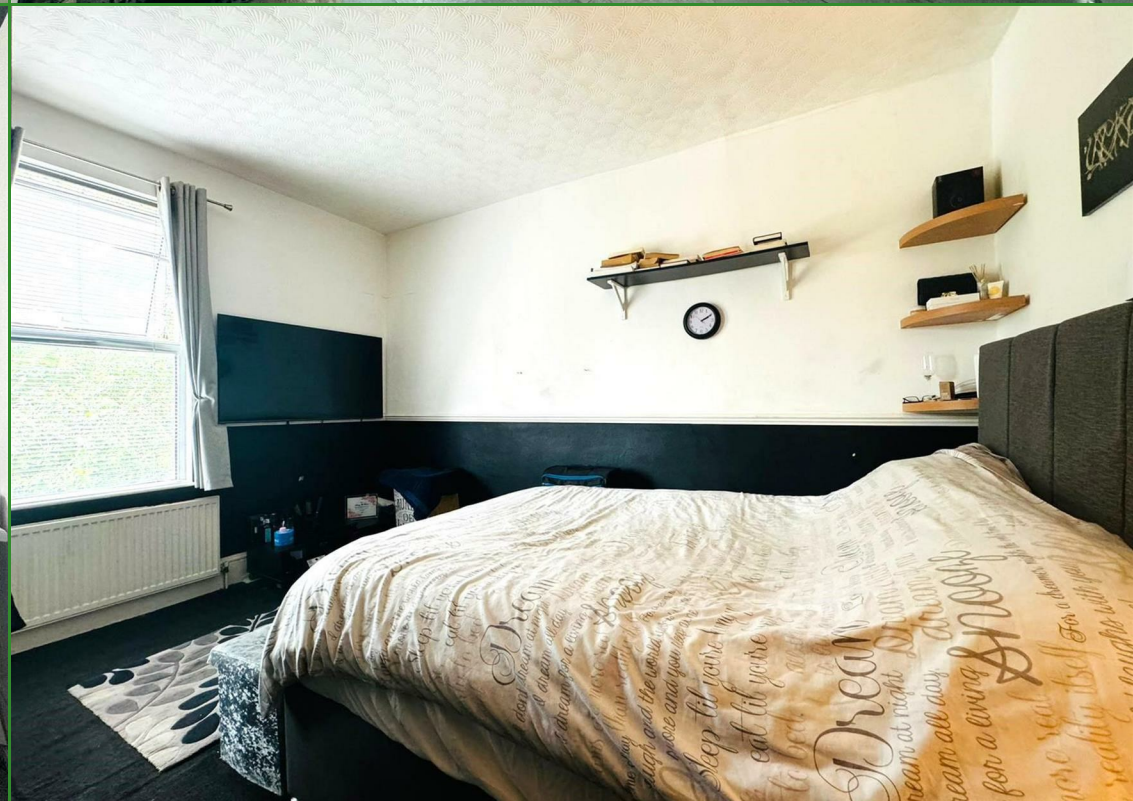
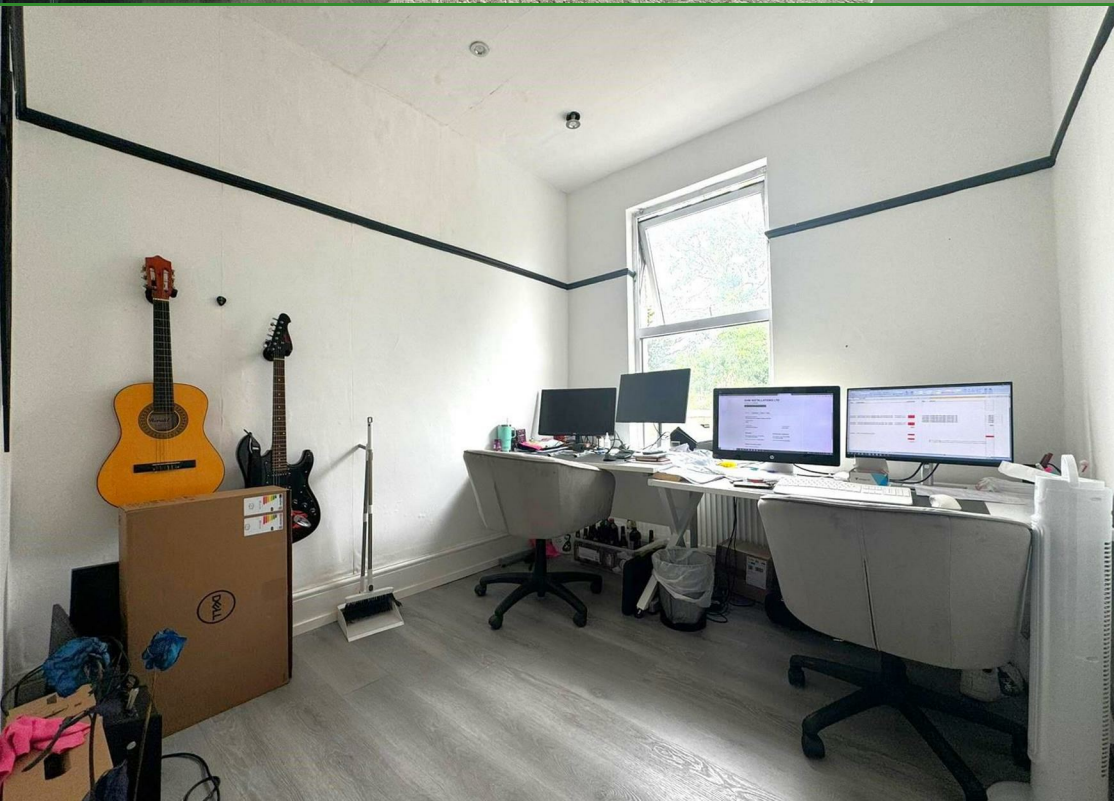
**BEDROOM THREE** 10'4" x 9'2" (3.15m x 2.80m)  
 Double glazed bay window to front, laminate flooring, radiator, picture rail, fitted wardrobes

**BEDROOM FOUR** 13'0" x 8'3" (3.96m x 2.52m)  
 Double glazed window to rear, laminate flooring, radiator, picture rail

**EXTERIOR** 45'11" (14)  
 The Rear Garden measures circa 45' with laid lawn,  
 To the front offers off street parking for multiple cars









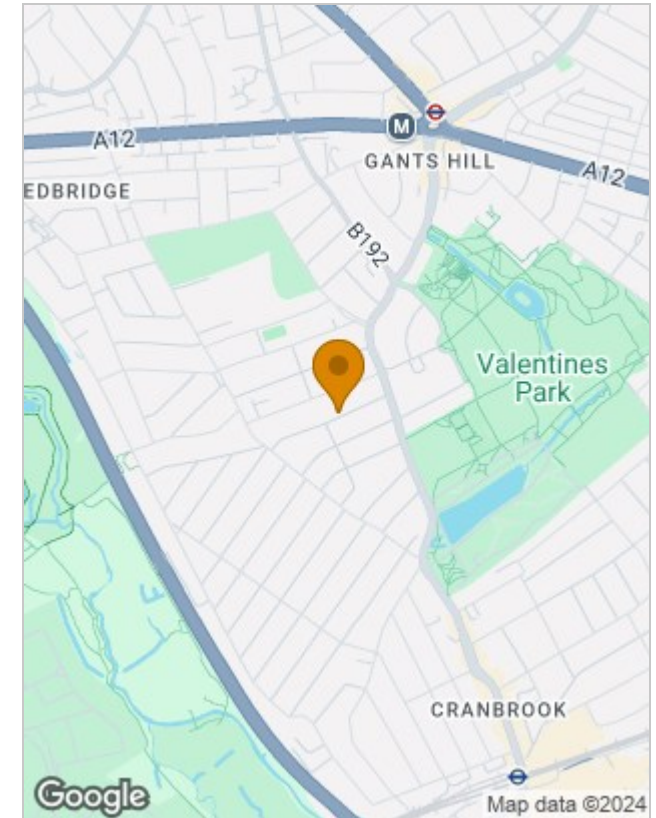




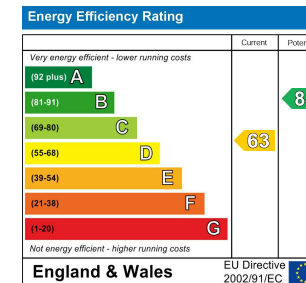
## Floor Plans



## 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.