



Empress Avenue, Ilford, IG1 3DE

Guide Price £900,000





Empress Avenue

Ilford, IG1 3DE

Local Authority: Redbridge

Tax Band: E

- EPC Rating: C
- Three Reception Rooms
- Three Bath/Shower Rooms
- Off Street Parking for MULTIPLE CARS on OWN DRIVEWAY
- Immaculately Presented
- Six Bedrooms
- EXTENDED KITCHEN DINER
- End of Terrace Family Home
- Sought After Location in NORTH ILFORD
- CALL NOW TO VIEW!

*** GUIDE PRICE £900,000 to £950,000 ***

Sandra Davidson are pleased to offer for sale this IMMACULATELY presented, IMPRESSIVELY EXTENDED, FAMILY HOME on a sought after turning in North Ilford OFF THE DRIVE.

This double fronted property has been refurbished to an extremely high standard offering good size accommodation and CONTEMPORARY features throughout. The property features: a BRIGHT & AIRY THROUGH LOUNGE, LARGE EXTENDED contemporary fitted Kitchen/Diner, Reception Room Two, third Reception/Study, Shower Room and Utility Area on the ground floor, with FOUR BEDROOMS and Family Bathroom on the FLOOR FLOOR, and a further TWO DOUBLE BEDROOMS on the second floor with an additional Shower Room.

To the rear of the property is a good size rear garden with a detached outbuilding to rear.

To the front of the property is PAVED FRONT DRIVE offering off street parking for multiple cars.

The property is situated within the Highlands PRIMARY and VALENTINES HIGHSCHOOL CATCHMENT area and with easy access to; Ilford Crossrail, Redbridge Central Line UNDERGROUND station and the nearby Valentines Park.

This outstanding home can only be appreciated by an internal inspection and comprises:-



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ENTRANCE

Via double glazed French doors into fully enclosed porch with tiled flooring and sidelight windows to front, further glazed door into entrance hall with: ceiling rose with inset feature light, vertical radiator, wood flooring, carpeted stairs to first floor, access to under stairs storage, door to Cellar, doors to:

THROUGH LOUNGE RECEPTION

26'6" max into bay x 12'0" max (8.08m max into bay x 3.68m max)

Double glazed bay window to front, decorative ceiling architraves and coving, two feature radiators, dado rail, two ornate ceiling roses with inset feature lights, stained glass door to rear into:

EXTENDED KITCHEN DINER

9'0" x 20'0" (2.74m x 6.10m)

fitted high gloss wall and base units, marble work surface with splash-back, five ring gas hob with extractor hood over, one bowl sink with pull spray tap and drainer, integrated oven/grill, space and services for American style fridge freezer, integrated dishwasher, tiled floor with underfloor heating, spotlights to ceiling, two feature ceiling lights, three sky-light windows, double glazed window to rear, double glazed door to rear garden, vertical feature radiator, doors to:

SHOWER ROOM

Suite comprising; enclosed walk-in shower cubicle with shower over, hand wash basin inset to vanity, low level WC with douche spray tap, vertical heated towel rail, tiled walls and flooring, spotlights to ceiling, double glazed window to rear

UTILITY AREA

9'0" x 5'5" (2.74m x 1.65m)

Space and services for washing machine and dryer, fitted shelves, light, wall mounted boiler

RECEPTION TWO

18'11" max into bay x 11'1" max (5.79m max into bay x 3.4m max)

Double glazed bay window to front, wall mounted light, feature chandelier, fitted cupboards to alcoves, wood flooring, radiator

RECEPTION THREE

10'11" x 6'11" (3.35m x 2.13m)

Double glazed window to rear, radiator, decorative architrave, ceiling rose with inset light

FIRST FLOOR LANDING

Fitted carpet, wall mounted light, carpeted stairs to Second Floor Landing, double glazed window to rear, doors to:



BEDROOM ONE 16'3" x 15'2" (4.95m x 4.62m)
Double glazed bay window to front with radiator under, further double glazed window to front with radiator under, fitted carpet, light

BEDROOM TWO 15'2" x 12'9" (4.62m x 3.89m)
Double glazed bay window to front with radiator under, fitted carpet, fitted cupboards, light

BEDROOM THREE 10'11" x 10'8" (3.33m x 3.25m)
Double glazed window to rear with radiator under, ceiling rose with inset light, fitted carpet

BEDROOM FOUR 11'0" x 6'9" (3.35m x 2.06m)
Double glazed window to rear with radiator under, light, fitted carpet

BATHROOM
Suite comprising; Bathtub with shower screen and shower over, low level WC with douche spray tap, low level WC, hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, extractor fan, double glazed opaque window to rear, light

SECOND FLOOR LANDING
Double glazed window to rear, fitted carpet, light, doors to:

BEDROOM FIVE 17'1" x 11'10" (5.20m x 3.61m)
Double glazed window to rear, radiator under, sky-light window to front, access to front eaves, radiator, wood flooring, light

BEDROOM SIX 17'0" x 10'8" (5.18m x 3.26m)
Double glazed window to rear, radiator under, sky-light window to front, access to front eaves, radiator, wood flooring, light

SHOWER ROOM TWO
Suite comprising; walk-in shower cubicle with rainfall effect shower, low level WC with douche spray tap, hand wash basin inset to vanity unit, chrome plated radiator, tiled walls and flooring, extractor fan, light, sky-light window to front

EXTERIOR 19'0" (5.8m)
Low maintenance rear garden measures approximately 20' with raised brick built flowerbed and shrub borders

To the front of the property is off street parking for multiple cars on own driveway

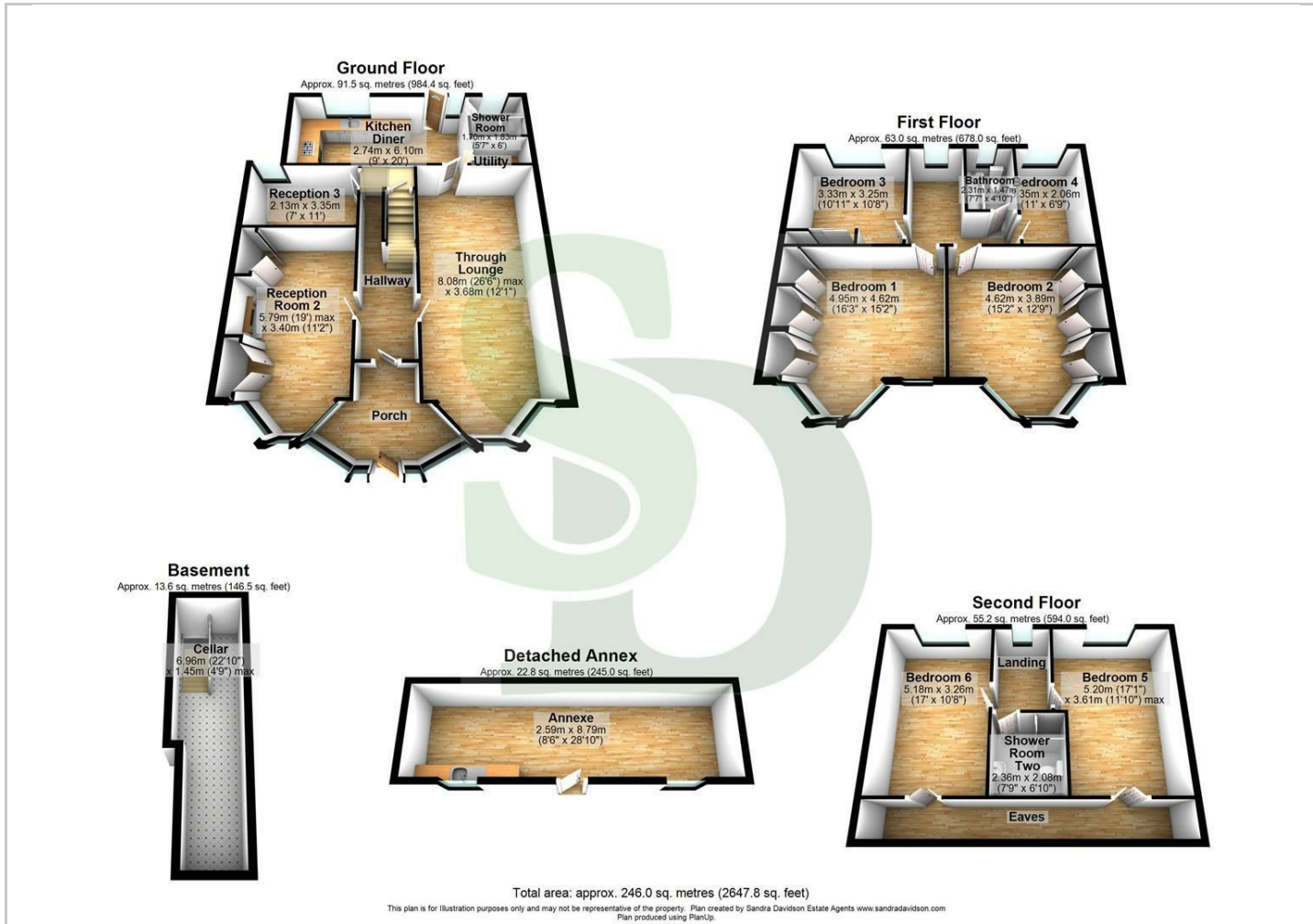
OUTBUILDING 8'6" x 28'10" (2.59m x 8.79m)
With power, light, hand wash basin with drainer, two double glazed windows to front



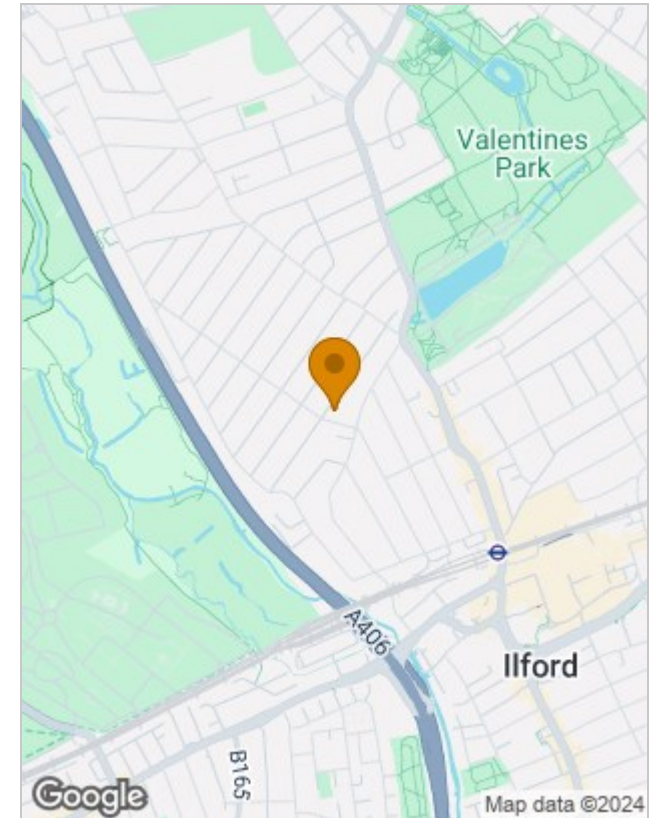




Floor Plans



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	
		72	83

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.