



Empress Avenue, Ilford, IG1 3DD

Offers In The Region Of £930,000





# Empress Avenue

Ilford, IG1 3DD

Local Authority: Redbridge

Tax Band: E

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

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.

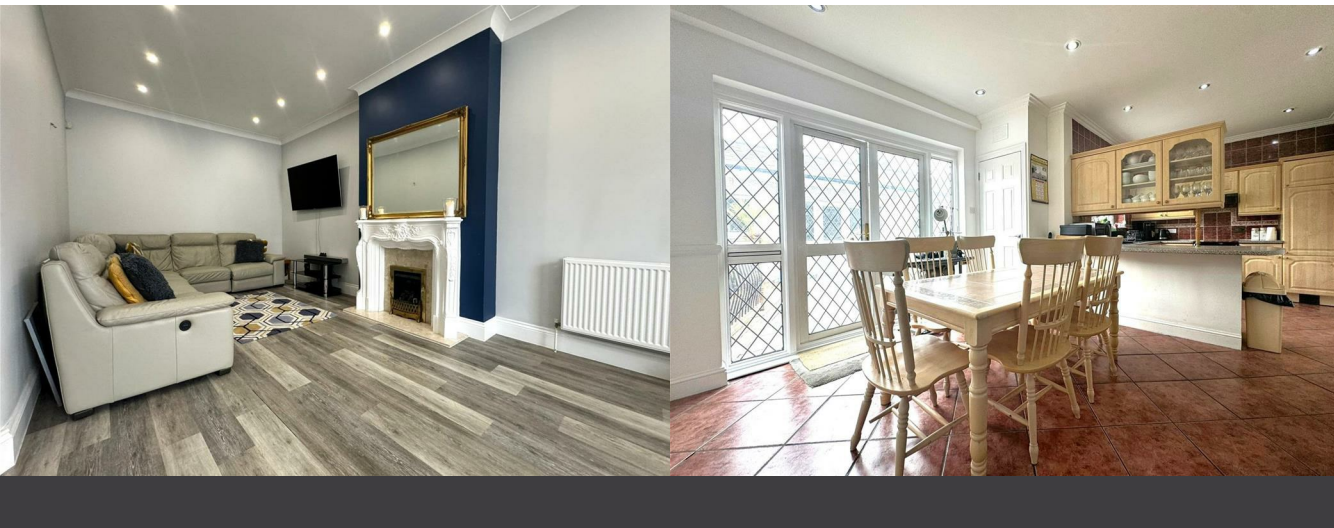
This double fronted property has been refurbished to an extremely high standard offering good size accommodation and CONTEMPORARY features throughout. The property features: a BRIGHT & AIRY THROUGH LOUNGE, LARGE EXTENDED contemporary fitted Kitchen/Diner, Reception Room, Family Reception, Shower Room 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 19'11" x 6'7" (6.08m x 2.00m)

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 12'2" x 26'3" (3.71m x 8.01)

Bay window to front, fireplace, two double doors, door to:

#### RECEPTION ROOM 12'2" x 26'3" (3.710 x 8.010)

Bay window to front, fireplace, two double doors, door to:

#### EXTENDED KITCHEN DINER 11'6" x 13'1" (3.50m x 4.00m)

Range of fitted wall and base units, work surface with tiled upstand, four ring hob with oven grill under and extractor hood over, one bowl sink with drainer, space and services for washing machine and dishwasher, double glazed window to rear, tiled flooring, radiator, ceiling light, double glazed door to rear garden.

#### DINING AREA 11'6" x 9'9" (3.50m x 2.96m)

Two double glazed windows to rear, double glazed door to rear into garden, tiled flooring, light, radiator, door to:

#### G/F SHOWER ROOM 5'3" x 5'11" (1.59m x 1.80m)

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 5'11" x 5'11" (1.81m x 1.80m)

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

#### CELLAR 22'10" x 4'9" (6.96m x 1.45m)

Door via under staircase

#### F/F BATHROOM 9'0" x 4'8" (2.74m x 1.43m)

Suite comprising: Bathtub with shower screen and shower over, low level WC, 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

#### BEDROOM ONE 16'5" x 12'0" (5.01m x 3.67m)

Double glazed bay window to front with radiator under, fitted carpet, light



**BEDROOM TWO** 12'9" x 15'2" (3.88m x 4.62m)  
Double glazed bay window to front with radiator under, fitted carpet, fitted cupboards, light

**BEDROOM THREE** 11'0" x 10'9" (3.35m x 3.27m)  
Double glazed window to rear with radiator under, fitted carpet, fitted cupboards, light

**BEDROOM FOUR** 11'7" x 7'0" (3.53m x 2.13m)  
Double glazed window to rear with radiator under, fitted carpet, fitted cupboards, light

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

**BEDROOM SIX** 17'0" x 10'8" (5.18m x 3.26m)  
Window to rear, double glazed skylight, two double doors, door to:

**S/F SHOWER ROOM** 7'11" x 4'7" (2.41m x 1.40m)  
Suite comprising; walk-in shower cubicle with rainfall effect shower, low level WC, hand wash basin inset to vanity unit, chrome plated radiator, tiled walls and flooring, extractor fan, light, sky-light window to front

**OUTBUILDING** 15'2" x 26'3" (4.63m x 8.00m)  
With power, light, hand wash basin with drainer, two double glazed windows to front

**EXTERIOR** 34'5" (10.5)  
Low maintenance rear garden measures approximately 35' with raised brick built flowerbed and shrub boarders

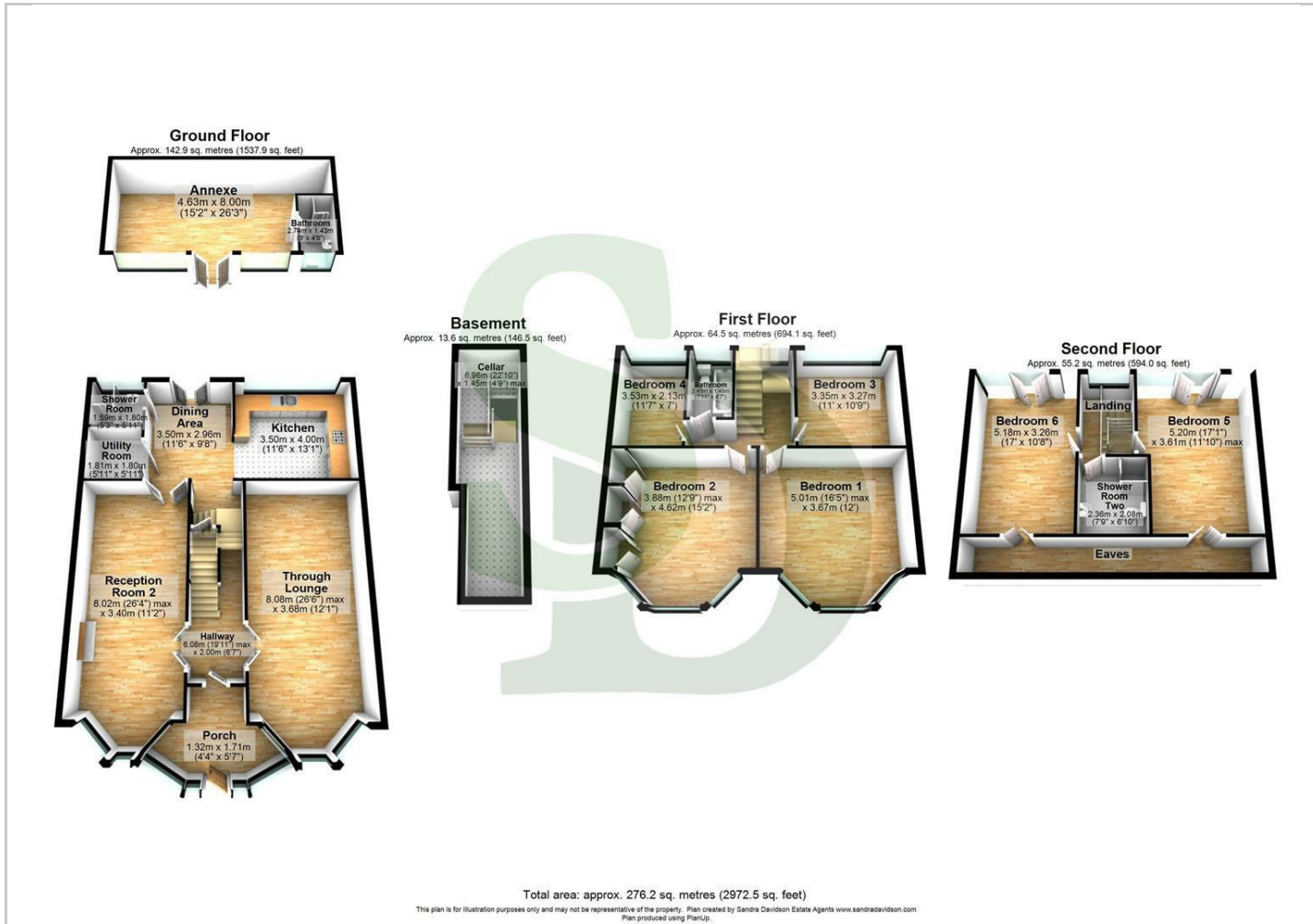
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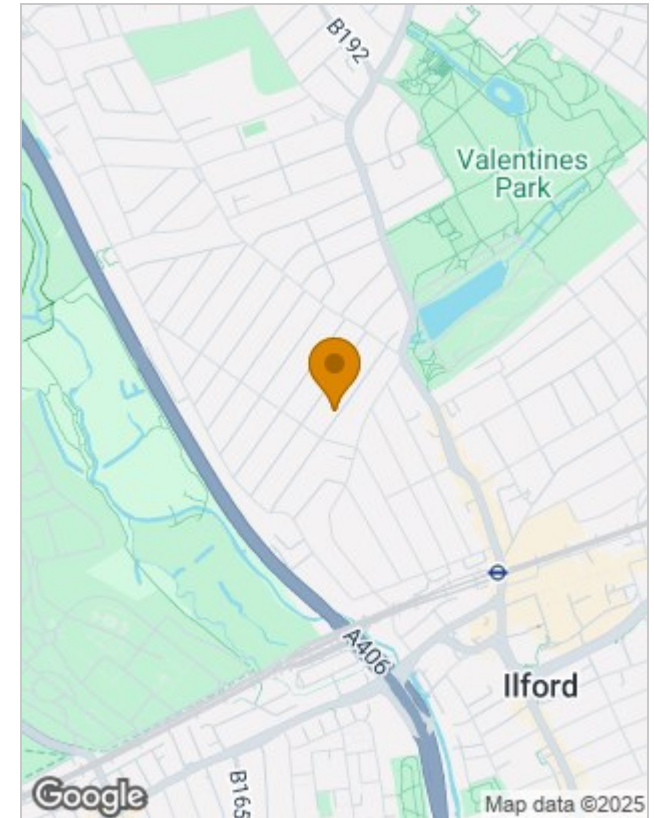




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.