



Leigh Avenue, Ilford, IG4 5PH

Offers In Excess Of £610,000





Leigh Avenue

Ilford, IG4 5PH

Local Authority: Redbridge

Tax Band: E

- CHAIN FREE
- Well Presented
- Local shops and amenities nearby
- EPC- TBC
- Scope to Extend (stpp)
- Beal School Catchment
- Within walking distance to Redbridge Central Line Station

Sandra Davidson are pleased to offer a rare opportunity to acquire this well presented, good sized TWO DOUBLE BEDROOMS semi detached BUNGALOW situated on a quiet road in the Redbridge and BEAL SCHOOL catchment areas and within walking distance to Redbridge Central Line UNDERGROUND STATION. The property benefits from two good size bedrooms, lounge, fitted kitchen and shower room on the ground floor. Externally the property offers a good size rear garden, off street parking and an attached garage offering scope to EXTEND subject to planning.

The property is AVAILABLE CHAIN FREE, can only be appreciated by internal inspection and comprises:-

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ENTRANCE 16'4" x 15'6" (4.97m x 4.73m)

Via double glazed French doors into enclosed storm porch with spotlights to ceiling, tiled flooring, further glazed door into entrance hall with; radiator, fitted carpet, fitted cupboards, ceiling lights, access to loft space, doors to:

LOUNGE/DINER 34'7" x 10'11" (10.54m x 3.33m)

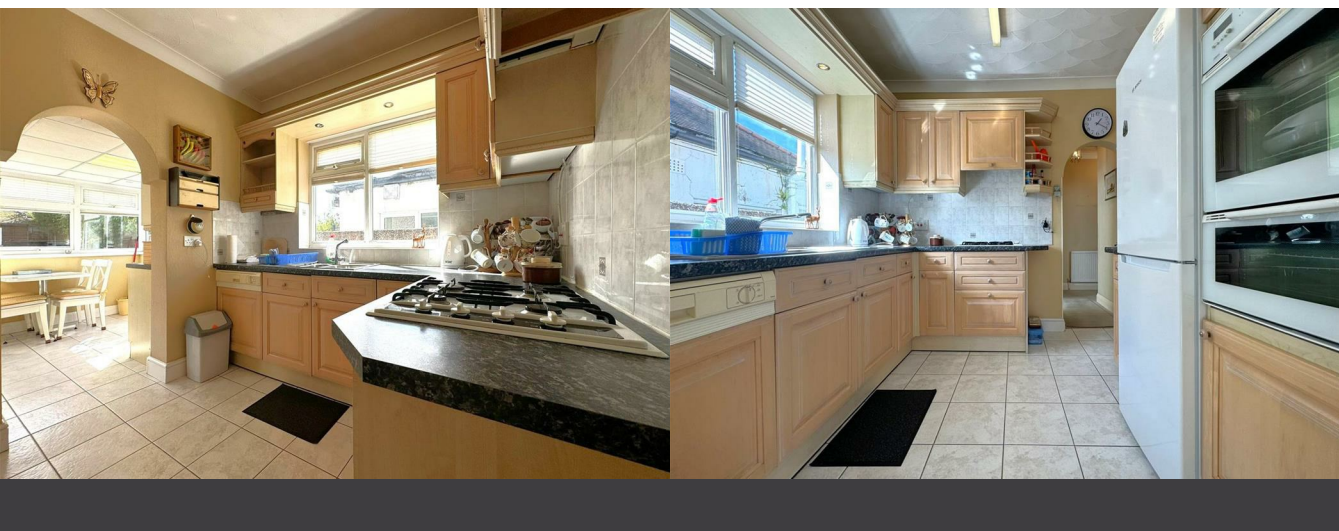
Double glazed window to rear with fitted pelmet and radiator under, wall mounted lights, fitted carpet, sliding door to:

KITCHEN 8'4" x 9'6" (2.55m x 2.89m)

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, tiled walls, double glazed window to rear, tiled flooring, double glazed window to rear, double glazed door to rear garden

BEDROOM ONE 17'7" x 11'2" (5.35m x 3.40m)

Double glazed bay window to front, fitted cupboards with fitted dresser, fitted carpet, radiator, two wall mounted lights,





BEDROOM TWO 13'2" x 10'4" (4.01m x 3.16m)
Double glazed window to rear with fitted pelmet, radiator to flank, fitted carpet two wall mounted lights, fitted cupboard

BREAKFAST AREA 9'10" x 12'8" (3.00m x 3.85m)
Windows to side, window to rear, window to front, open plan, door to:

BATHROOM 6'0" x 6'11" (1.84m x 2.11m)
Suite comprising; enclosed walk-in shower cubicle, bathtub, hand wash basin inset to vanity, low level WC, radiator, towel rail, two double glazed windows to flank, ceiling light, tiled walls and flooring,

ATTACHED GARAGE
Up and over door, door.

EXTERIOR 55 (16.76m)
The rear garden measures approximately 55' with paved area to front, remainder laid lawn with shrub and flower bed border, door to attached garage

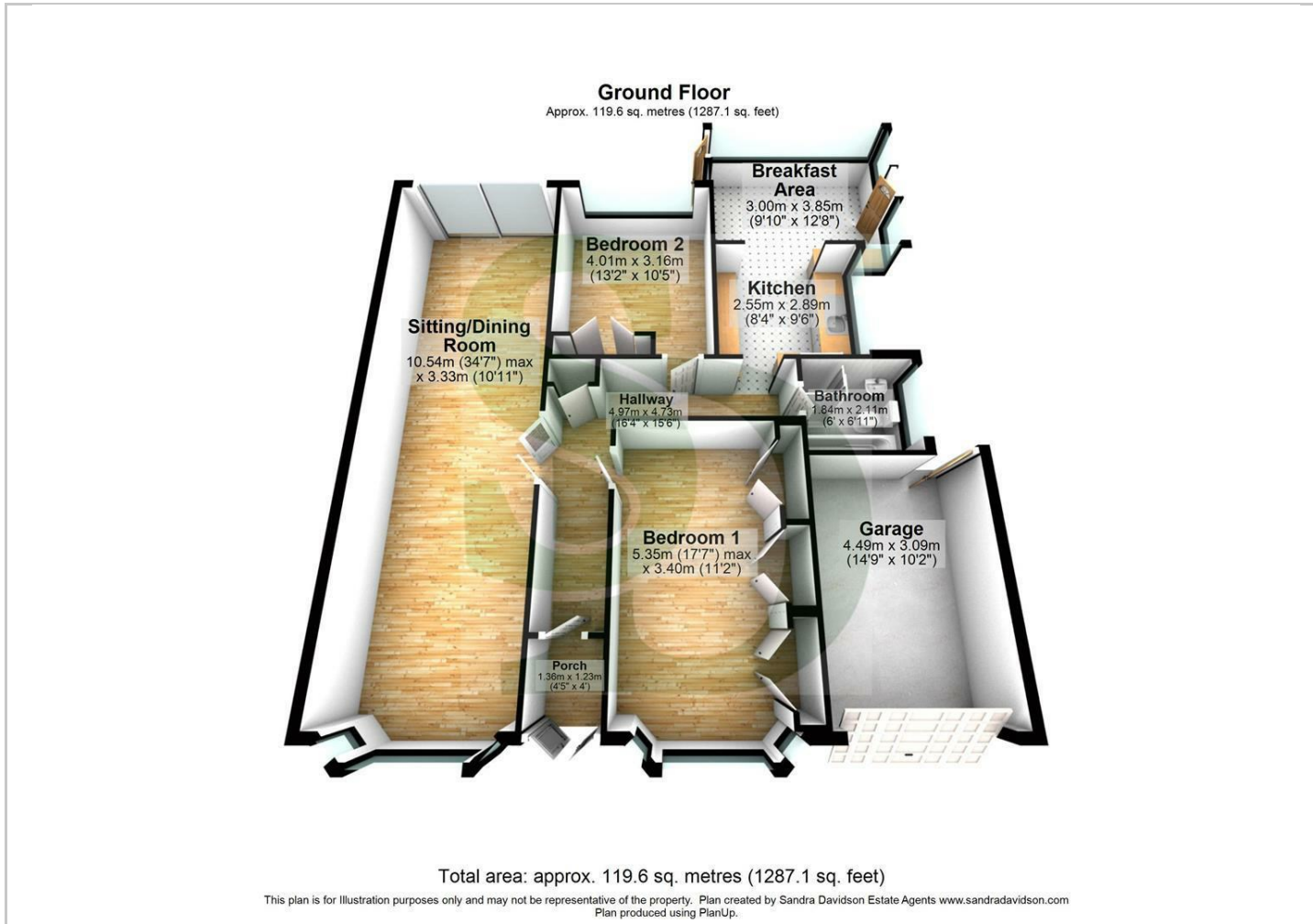
Off street parking to front on own driveway for multiple cars also leading to garage



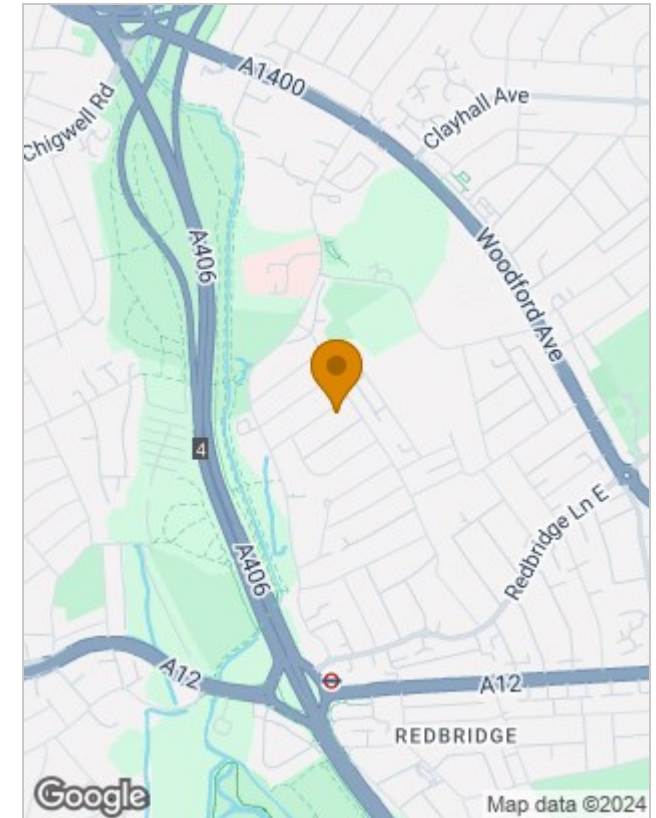




Floor Plans



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	

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.