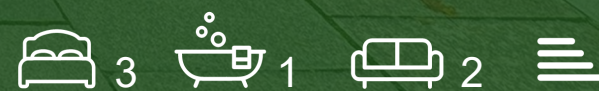




Fowey Avenue, Ilford, IG4 5JT

Chain Free £575,000





Fowey Avenue

Ilford, IG4 5JT

Local Authority: Redbridge
Tax Band: E

- CHAIN FREE
- Three Bedrooms
- Beal High & Redbridge Primary Schools Catchment
- Redbridge central line station within walking distance
- Well Presented
- Scope to Extend (stpp)
- EPC Rating: E
- Call NOW TO VIEW!

CHAIN FREE CHAIN FREE*** CHAIN FREE***

Sandra Davidson are delighted to offer for sale an opportunity to put your own stamp on this DOUBLE BAY, TERRACED spacious family home on a much sought after residential road in the heart of Redbridge!

This property is situated just moments from Redbridge Primary School and Beal High School. The open green space of Redbridge Recreation Ground is just around the corner from the property for the entire family to enjoy. This family home is also within close proximity to Redbridge Underground Station (Central Line - Zone 4) providing a short commute to the city.

On the ground floor you will find; a LARGE RECEPTION ROOM. DINING AREA, FITTED KITCHEN and GUEST WC with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

Externally there is a circa 43' SOUTH FACING REAR GARDEN with a detached garage (secure, gated access)

The property offers the potential to further extend into the loft and to the rear (subject to planning permission) and comprises: -



Chain Free £575,000



ENTRANCE 14'1" x 7'7" (4.28m x 2.30m)
Via glazed door into storm porch, further door into entrance hall with; fitted carpet, light, carpeted stairs to first floor, fitted cupboard, access to under stair storage, doors to:

RECEPTION 12'4" x 17'9" (3.77m x 5.40m)
Double glazed bay window to front, laminate wood flooring, radiator, two ceiling lights, wall mounted lights, timber fire surround,

DINING ROOM 11'3" x 17'9" (3.42m x 5.40m)
Double glazed bay window to rear incorporating French doors to rear garden, fitted carpet, feature light, feature decorative, radiator

KITCHEN 9'6" x 7'7" (2.90m x 2.30m)
Fitted wall and base units, work surface with tiled upstand, one and half bowl sink with drainer, four ring electric hob, space and services for washing machine and dish washer, tiled flooring, spotlights to ceiling, double glazed window to rear, double glazed door to rear garden



BEDROOM ONE 11'5" x 17'5" (3.49m x 5.30m)
Double glazed bay window to front, fitted cupboard, fitted carpet, light, radiator

BEDROOM TWO 10'11" x 17'5" (3.32m x 5.30m)
Double glazed bay window to rear, fitted carpet, light, radiator

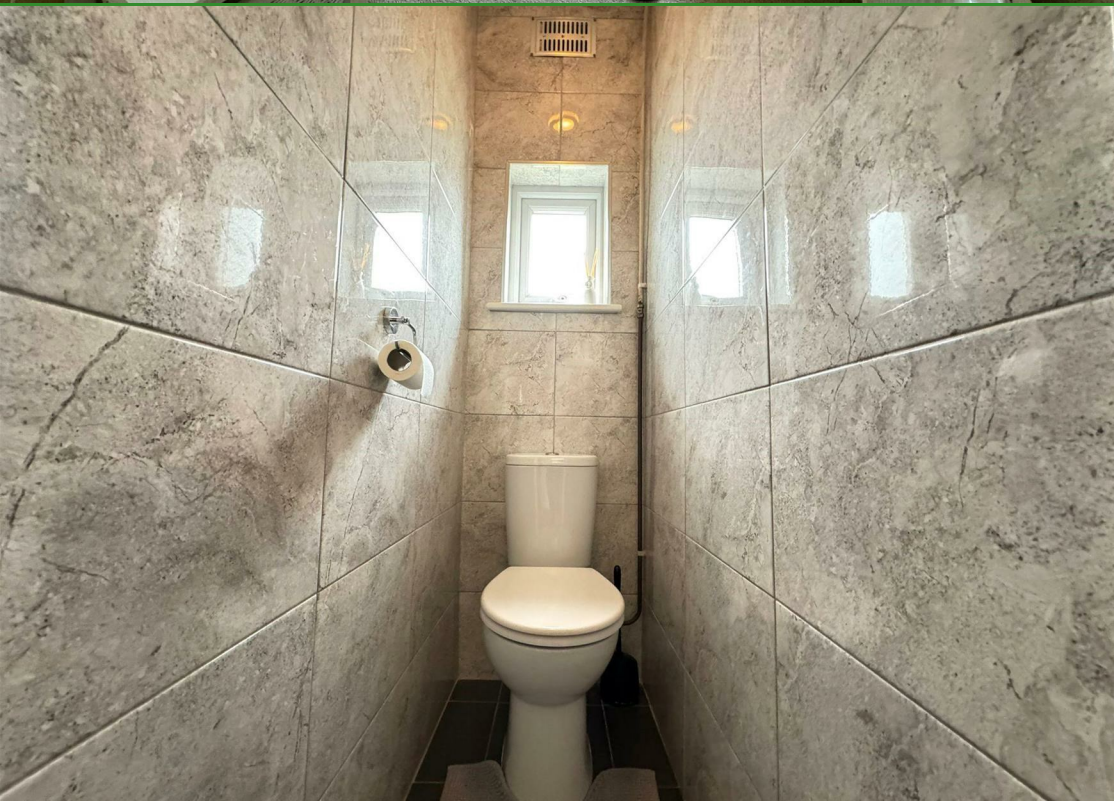
BEDROOM THREE 7'7" x 7'10" (2.30m x 2.40m)
Double glazed bay window to front, fitted cupboard, fitted carpet, light, radiator

BATHROOM 9'0" x 6'3" (2.75m x 1.91m)
Suite comprising; bathtub with shower over, low level WC, hand wash basin inset to vanity unit, chrome plated heated towel rail, tiled walls and flooring, two double glazed windows to rear

WC 5'3" x 3'2" (1.60m x 0.96m)
Low level WC, vinyl flooring, wall mounted light, double glazed window to rear

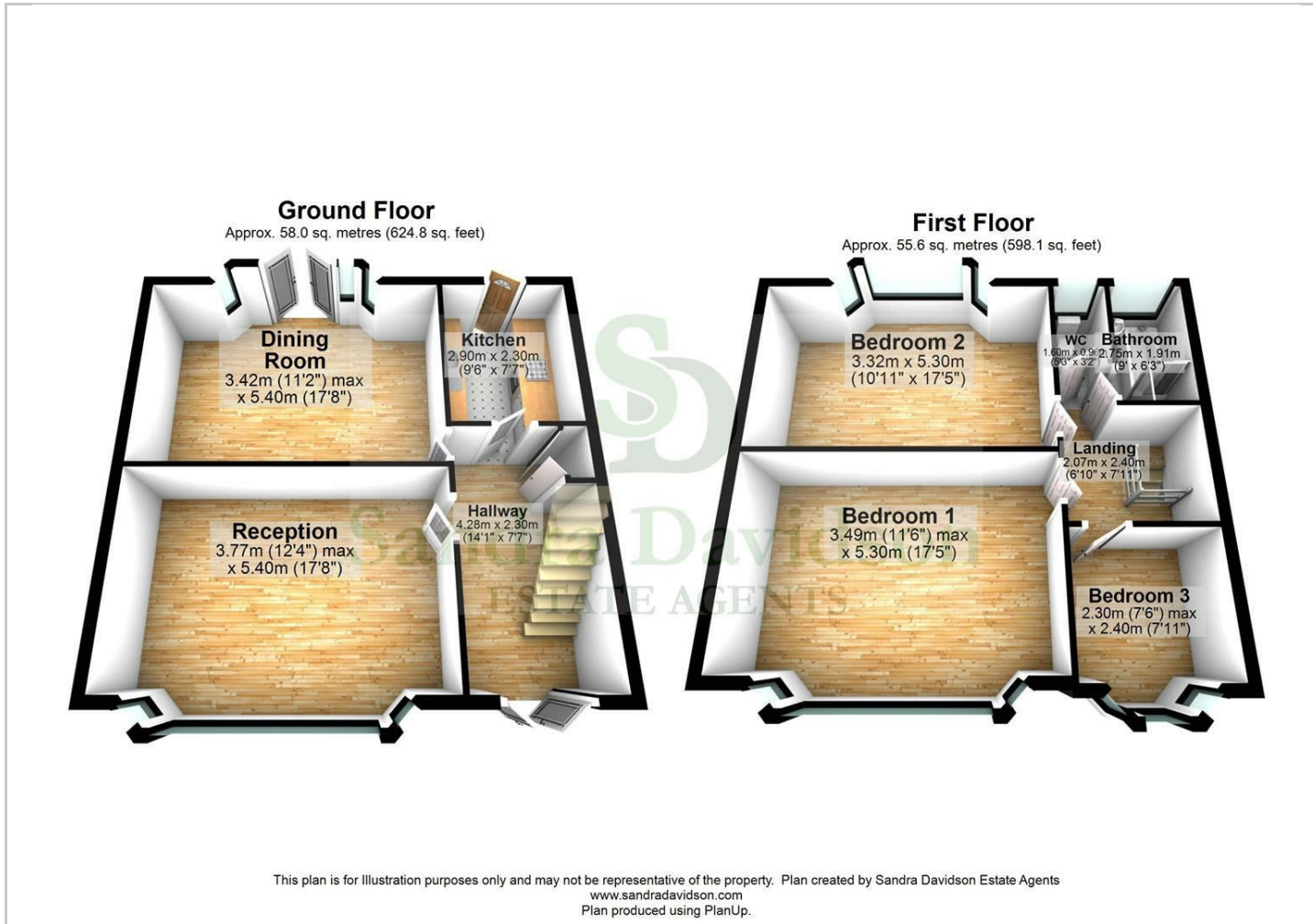
EXTERIOR 45 (13.72m)
The low maintenance rear garden measures approx. 45' with paved area to front, remainder artificial lawn, door to detached garage to the rear.







Floor Plans



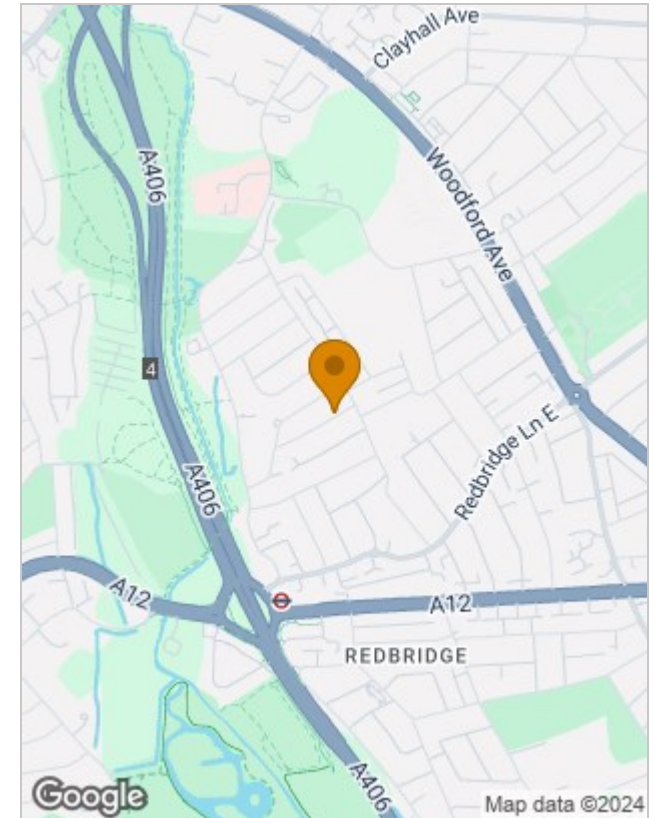
Viewing

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.

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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		