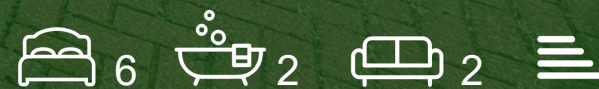




Mellows Road, Ilford, IG5 0HJ

Guide Price £850,000





Mellows Road

Ilford, IG5 0HJ

Local Authority: REDBRIDGE

Tax Band: F

- SIX BEDROOM HOUSE
- OFF STREET GATED PARKING FOR MULTIPLE CARS ON OWN DRIVEWAY
- REDBRIDGE CENTRAL LINE STATION
- SOUGHT AFTER LOCATION IN CLAYHALL IG5
- IMMACULATELY PRESENTED
- BIG ENOUGH LAND FOR ANOTHER DWELLING STTP

GUIDE PRICE £850,000 - £900,000

Sandra Davidson are pleased to offer for sale this IMMACULATELY PRESENTED, impressively EXTENDED, SIX BEDROOM FAMILY HOME on a much sought after in CLAYHALL IG5. This IMPRESSIVE home features; LARGE RECEPTION EXTENDED MODERN KITCHEN DINER, LARGE FAMILY ROOM, G/F BATHROOM and LARGE CONSERVATORY on the ground floor, with FIVE BEDROOMS and family bathroom on the first floor and a LARGE BEDROOM ON THE SECOND FLOOR. To the rear of the property is an un-overlooked, secluded, manicured REAR GARDEN with SECURED GATED off street parking for multiple cars to the front on own PAVED DRIVEWAY. The property also offers LARGE LAND STTP for another DWELLING.



Guide Price £850,000



ENTRANCE

5'8" x 13'3" (1.735m x 4.062)

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, tiled flooring, carpeted stairs to first floor, access to under stairs storage, doors to -

RECEPTION

15'0" x 21'10" (4.58m x 6.67)

Double glazed bay window to side with radiator under, ceiling rose with inset feature light, decorative coving, fitted carpet,

RECEPTION ROOM

14'7" x 11'3" (4.449m x 3.443)

Double glazed patio doors to rear, fitted radiator under, ceiling rose with inset feature light, decorative coving, fitted laminated flooring,

KITCHEN

16'3" x 11'7" (4.97m x 3.55)

Range of fitted wall and base units, work surface with tiled upstand, five ring hob with oven grill under and extractor hood over, one bowl sink with drainer, separate hot water and soap dispenser, integrated dishwasher, double glazed window to rear, tiled flooring, radiator, ceiling light.

CONSERVATORY

10'7" x 11'6" (3.24m x 3.52)

Windows to side to side, door to the left, fitted ceiling lights

G/F BATHROOM

6'8" x 2'7" (2.054m x 0.797)

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

14'6" x 10'8" (4.439m x 3.272)

Double glazed bay window to front, fitted wardrobe, carpeted flooring, fitted lights



BEDROOM TWO 10'3" x 11'6" (3.128m x 3.510m)

Double glazed window to rear, fitted wardrobe, carpeted flooring, fitted lights

BEDROOM THREE 6'9" x 9'7" (2.071m x 2.94)

Double glazed bay window to front, carpeted flooring, fitted lights

BEDROOM FOUR 9'9" x 9'2" (2.985m x 2.796)

Double glazed window to front, fitted wardrobe, carpeted flooring, fitted lights

BEDROOM FIVE 9'1" x 11'1" (2.771m x 3.381)

Double glazed window to rear, carpeted flooring, fitted lights

BEDROOM SIX 20'8" x 15'10" (6.320m x 4.832)

Double glazed window to velux windows to front and rear, laminated flooring, fitted lights, doors to eaves

FAMILY BATHROOM 7'7" x 7'0" (2.332m x 2.152)

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

EXTERIOR 55'9" (17)

Low maintenance rear garden measures approximately 55' with raised brick built flowerbed and shrub borders Land on the side STTP planning for another dwelling

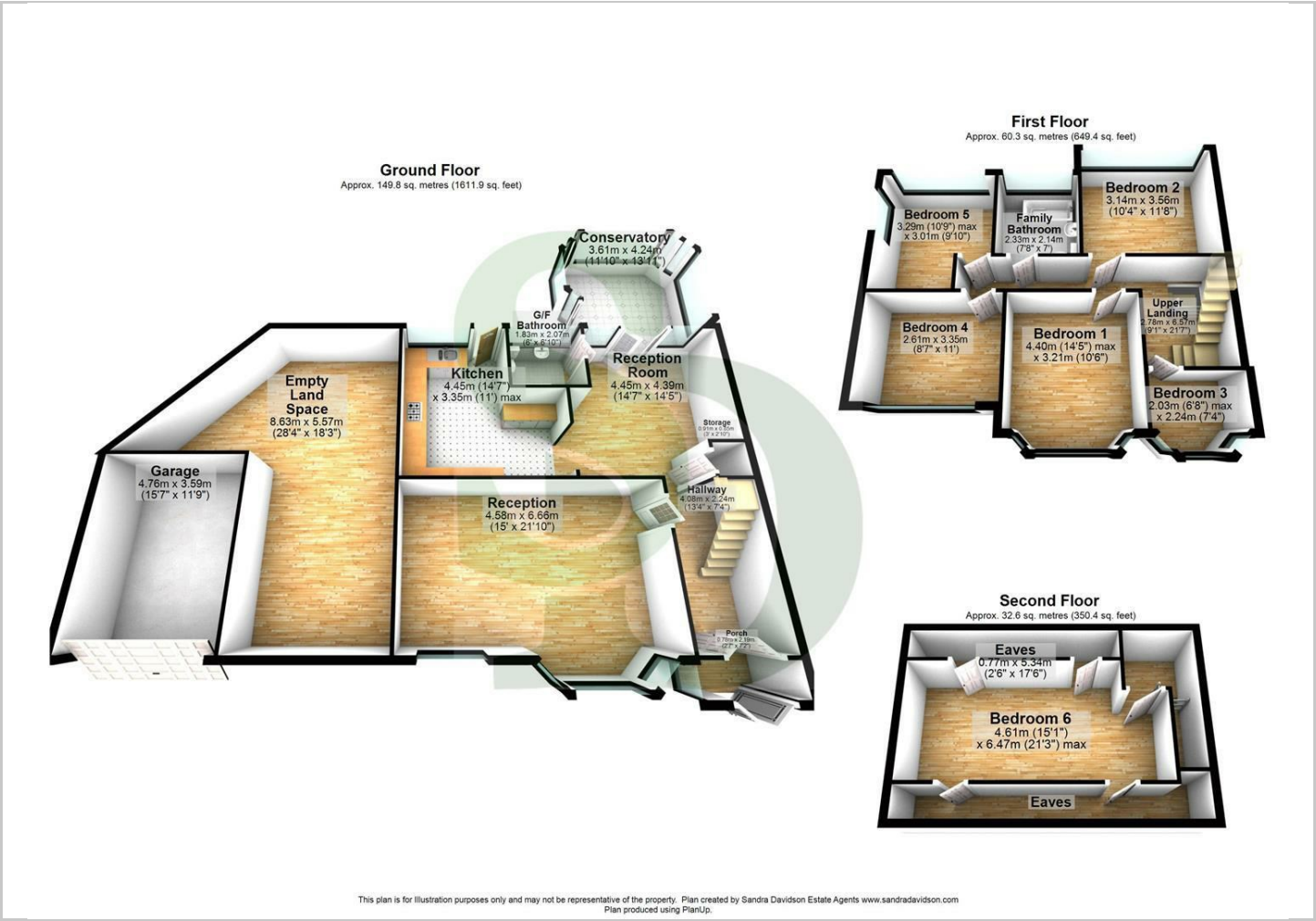
To the front of the property is off street gated secured parking for multiple cars on own driveway



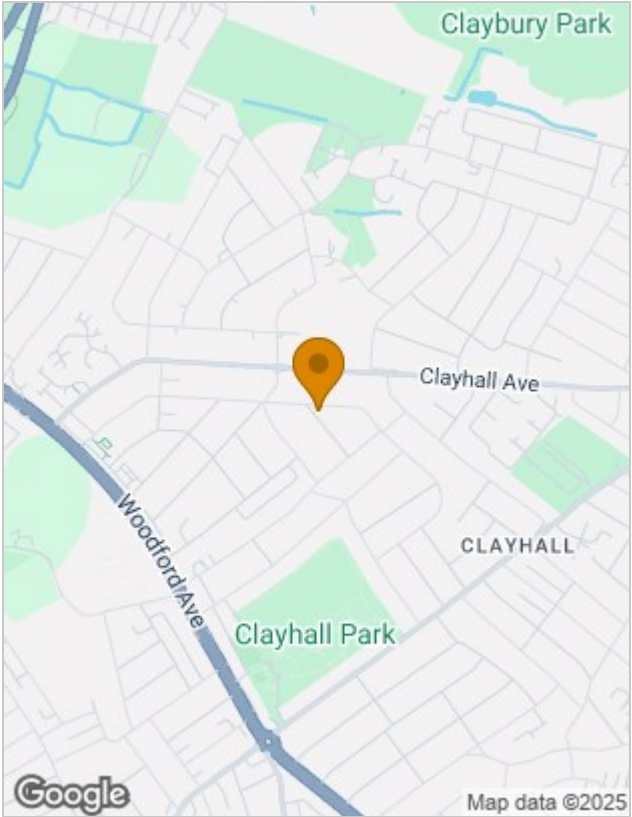




Floor Plans



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.