



Eastern Avenue, Ilford, IG2 6NT

Asking Price £900,000





# Eastern Avenue

Ilford, IG2 6NT

Local Authority: Redbridge  
Tax Band: E

- EPC RATING:
- VERY WELL PRESENTED
- SIX BEDROOMS (one en-suite)
- TWO RECEPTIONS
- 74' REAR GARDEN + OFF STREET PARKING FOR MULTIPLE CARS ON OWN DRIVE
- END TERRACE FAMILY HOME
- IMPRESSIVELY EXTENDED
- THREE BATH/SOWER ROOMS
- BEAL SCHOOL CATCHMENT
- CLOSE PROXIMITY TO GANTS HILL CENTRAL LINE STATION

Sandra Davidson Estate Agents are pleased to present for sale this stunning end terraced house located on Eastern Avenue in the sought-after area of GANTS HILL. This property boasts two spacious reception rooms and extended kitchen diner perfect for entertaining guests or simply relaxing with your family and a shower room on the ground floor. With a total of six generously sized bedrooms spread across the house, there is ample space for everyone in the family to have their own sanctuary.

Situated near Gants Hill station, commuting to work or exploring the city couldn't be easier. Additionally, the property offers off-street parking, a coveted feature in this bustling area, providing you with peace of mind knowing your vehicle is secure.

Families will be delighted to know that this home falls within the Beal Catchment area, offering access to a reputable local school. This is a fantastic opportunity to secure a property in a prime location with excellent educational facilities nearby.

Don't miss out on the chance to own this impressive six-bedroom property with multiple bathrooms, off-street parking, and close proximity to Gants Hill station.

This family home can only be appreciated by internal inspection and comprises:



#### ENTRANCE

Via double glazed French doors into fully enclosed storm porch with tiled flooring, light, further glazed door into entrance hall with; wood flooring, carpeted stairs to first floor, radiator, decorative ceiling covings, feature light, access to under stairs storage, doors to:

#### THROUGH LOUNGE RECEPTION

39'7" x 10'5" (12.07m x 3.17m)

Double glazed square bay window to front, fitted carpet, spotlights to ceiling, radiators to flank, decorative coving, double glazed sliding doors to rear leading into garden

#### LOUNGE

17'1" x 10'5" (5.20m x 3.17m)

Double glazed window to front, radiator, timber fire surround, wood flooring, decorative coving, spotlights to ceiling, opening to

#### EXTENDED KITCHEN/DINER

19'7" x 17'9" (5.98m x 5.40m)

KITCHEN AREA: fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, four ring gas hob with extractor hood over and oven/grill below, center island console with fitted base units and granite work surface, space and services for washing machine and dish washer, spotlights to ceiling, double glazed window to rear, double glazed door to rear garden

DINING AREA: spotlights to ceiling, wood flooring, door to entrance hall

#### SHOWER ROOM

Suite comprising; enclosed walk-in shower cubicle with rain fall effect shower, wall hung hand wash basin, low level WC, tiled walls and flooring, double glazed window to rear, spotlights to ceiling, extractor fan

#### FIRST FLOOR LANDING

Fitted carpet, spotlights to ceiling, carpeted stairs to Second Floor Landing, doors to:

#### BEDROOM ONE

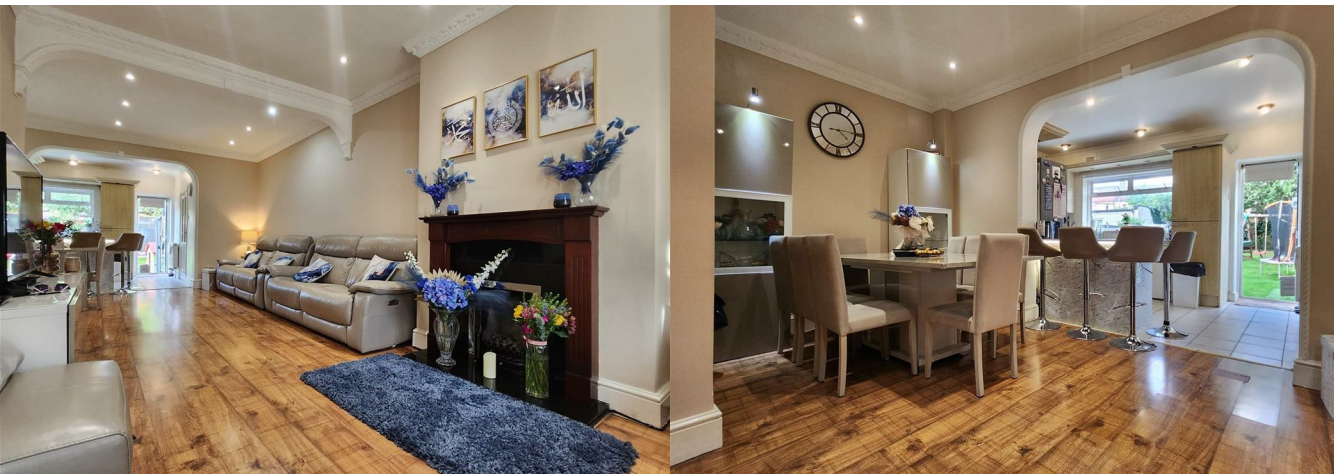
16'5" x 10'8" (5.00m x 3.25m)

Double glazed window to front, fitted carpet, fitted cupboards, spotlights to ceiling, radiator

#### BEDROOM TWO

9'11" x 16'5" (3.01m x 5.00m)

Two light oriel bay window to front, further double glazed window to front, radiator, fitted carpet, feature chandelier, fitted cupboard, door to:





#### EN-SUITE

Suite comprising; enclosed walk-in shower cubicle, hand wash basin inset to vanity, tiled walls and flooring, extractor fan to ceiling

#### BEDROOM THREE

10'6" x 11'2" (3.20m x 3.40m)

Patio door, door to:

#### BEDROOM FOUR

8'1" x 10'1" (2.47m x 3.07m)

Double glazed French doors to rear leading to Balcony, fitted carpet, radiator, spotlights to ceiling

#### BALCONY

3'3" x 7'4" (1.00m x 2.24m)

#### BATHROOM

Suite comprising; Bath tub with shower screen, pedestal hand wash basin, low level WC, chrome plated heated towel rail, tiled walls and flooring, two double glazed opaque windows to rear, spotlights to ceiling, extractor fan

#### SECOND FLOOR LANDING

Double glazed window to rear, fitted carpet, spotlights to ceiling, doors to:

#### SHOWER ROOM TWO

Suite comprising; enclosed walk-in shower cubicle, hand wash basin inset to vanity, low level WC, chrome plated heated towel rail, tiled walls and flooring, spotlights to ceiling, sky-light window to front

#### BEDROOM FIVE

14'11" x 8'2" (4.54m x 2.50m)

Double glazed window to rear, radiator, fitted carpet, sky-light window to front, spotlights to ceiling, access to front eaves storage

#### BEDROOM SIX

14'11" x 8'4" (4.54m x 2.53m)

Double glazed window to rear, radiator, fitted carpet, fitted cupboards, sky-light window to front, spotlights to ceiling, access to front eaves storage

#### EXTERIOR

73'9" (22.5)

The rear garden measures approximately 74' with paved area to front, remainder laid lawn, secure gated independent side access to front driveway

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



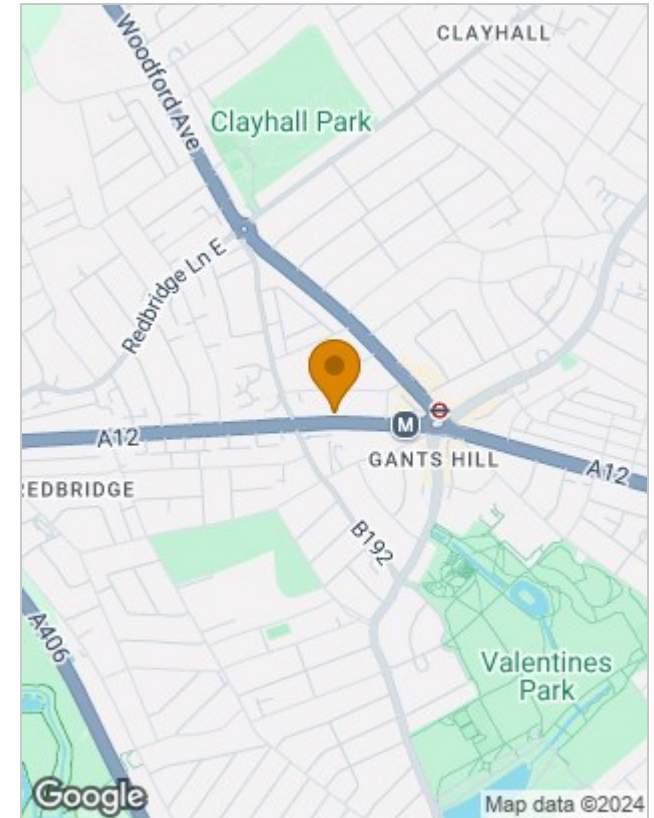




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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.