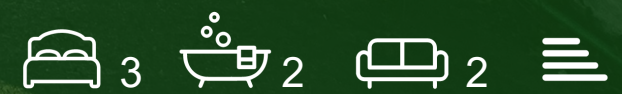
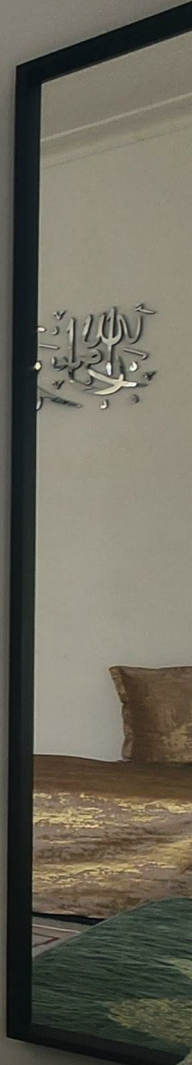




Balfour Road, Ilford, IG1 4JA

Guide Price £580,000





Balfour Road

Ilford, IG1 4JA

Local Authority: Redbridge
Tax Band: D

- EPC RATING:
- THREE BEDROOMS
- TWO RECEPTIONS
- 74' REAR GARDEN
- OFF STREET PARKING ON OWN DRIVE
- SOUGHT AFTER COMMONWEALTH ESTATE
- FITTED KITCHEN/DINER
- TWO BATH/SHOWER ROOMS
- SCOPE TO FURTHER EXTEND (stpp)
- CALL 02085510211 NOW TO VIEW!

***** GUIDE PRICE £580,000 - £600,000 *****

Sandra Davidson is thrilled to present this well-maintained family home that exudes charm and elegance. The property features a spacious open plan kitchen/diner, perfect for hosting family gatherings or entertaining friends. With off-street parking for multiple cars, convenience is at the forefront of this residence.

Located on the prestigious Balfour Road in Ilford, within the sought-after Commonwealth Estate, this semi-detached house is a gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and two bathrooms, this property offers ample space for a growing family.

Situated within walking distance of the Ilford Mainline train station, residents can enjoy easy access to transportation links. Additionally, the proximity to local shops, Christchurch School, a Mosque, and various amenities ensures that everything you need is just a stone's throw away.

The rear garden provides a tranquil escape from the hustle and bustle of everyday life, offering a perfect spot to unwind and relax. This property truly embodies the essence of a comfortable family home, meticulously maintained to a high standard.

Don't miss out on the opportunity to make this house your home. Schedule an internal inspection today to fully appreciate the beauty and potential that this property has to offer.

Guide Price £580,000



ENTRANCE

Via glazed door into entrance hall with; fitted carpet, decorative ceiling rose with inset light, ceiling architraves, carpeted stairs to first floor, access to under stair storage, doors to:

RECEPTION

13'10" x 13'7" (4.21m x 4.14m)

Double glazed bay window to front, radiator, fitted carpet, ornate decorative ceiling rose with inset feature light, ceiling architraves, door to:

LOUNGE

11'2" x 11'2" (3.40m x 3.41m)

Fitted carpet, decorative ceiling rose with inset light, radiator, decorative ceiling architraves, sliding double glazed doors to rear

KITCHEN/DINER

21'8" x 11'11" (6.60m x 3.63m)

Fitted wall and base units, work surface with tiled upstand, five ring freestanding gas hob with oven/grill below extractor hood over, one bowl sink with drainer, space and services for washing machine and dryer, breakfast bar, radiator, two ceiling lights, double glazed French doors to rear leading to garden

UTILITY

21'8" x 5'3" (6.60m x 1.60m)

Fitted wall and base units, work surface with tiled upstand, space and services for gas cooker, extractor hood over, one bowl sink with drainer, space and services for washing machine and dryer, wall mounted boiler, tiled flooring, radiator, ceiling light, double glazed door to garden, sky-light window, door to:

SHOWER ROOM

Suite comprising; enclosed walk-in shower cubicle with rainfall effect shower over, low level WC with douche spray tap, hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, spotlights and extractor fan to ceiling





FIRST FLOOR LANDING

Fitted carpet, radiator, light, access to loft space, doors to:

BEDROOM ONE 14'3" x 17'6" (4.35m x 5.33m)

Double glazed bay window to front, further double glazed window to front, fitted cupboards, radiator, fitted carpet, light

BEDROOM TWO 11'4" x 11'6" (3.45m x 3.50m)

Double glazed window to rear, fitted carpet, radiator, light

BEDROOM THREE 11'2" x 10'10" (3.40m x 3.30m)

Double glazed window to rear,

BATHROOM

Suite comprising; Bathtub, low level WC, pedestal hand wash basin, heated towel rail, tiled walls and flooring, double glazed window to flank, access to loft void, light

WC

Wall hung hand wash basin, low level WC, chrome plated heated towel rail, tiled walls and flooring, double glazed opaque window to flank

EXTERIOR 73'9" (22.5m)

The rear garden measures approximately 74' with stone tiled paved area to front, remainder laid lawn with flow and shrub borders

To the front is off street parking on own driveway

Agents Note

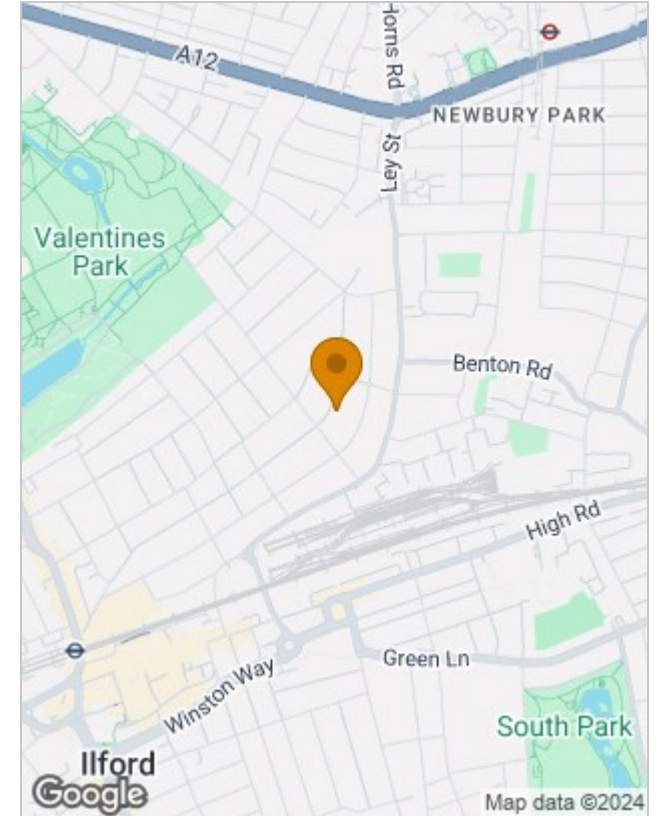




Floor Plans



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.