



Wray Avenue, Ilford, IG5 0EL

Chain Free £575,000





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Ilford, IG5 0EL

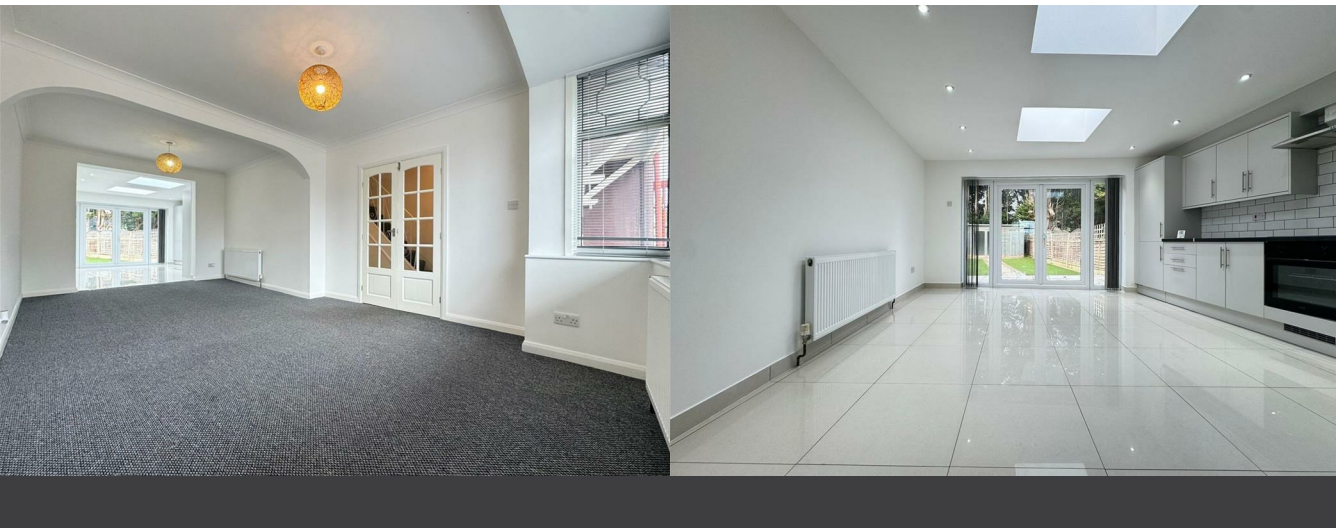
Local Authority: Redbridge
Tax Band: D

- CHAIN FREE
- NEWLY REFURBISHED
- G/F BATHROOM AND F/F BATHROOM
- LOCAL SHOPS AND AMENITIES WITHIN WALKING DISTANCE
- POTENTIAL FOR FURTHER EXTENSION (STTP)
- THREE BEDROOMS
- G/F KITCHEN EXTENDED
- OFF STREET PARKING
- 24 HRS PUBLIC TRANSPORTATION NEARBY
- EPC RATING : C

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

Sandra Davidson are pleased to offer for SALE a RECENTLY REFURBISHED, VERY WELL PRESENTED, three bedroom, family home on the much sought after WRAY AVENUE IG5 in CLAYHALL. The property has been maintained to a good standard and features A large through lounge reception room, kitchen and shower room on the ground floor with three bedroom and family bathroom on the first floor. The property also offers a large rear garden and paved front garden offering off street parking. The property is situated with easy access to Redbridge/Gants Hill Central Line station.

This sought after property can only be appreciated by internal inspection, OFFERS SCOPE TO EXTEND (STPP) and comprises:-



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ENTRANCE 12'10" x 4'11" (3.90m x 1.50m)
Via fully double doors, partly glazed doors into entrance hall with; carpeted wood flooring, radiator, light, access to under stair storage, carpeted stairs to first floor, doors to:

RECEPTION ROOM 22'8" x 10'8" (6.92m x 3.24m)
Double glazed square bay window to front with radiator under, inset feature light, decorative coving, fitted carpet,

KITCHEN/DINER 15'10" x 14'8" (4.83m x 4.48m)
Fitted wall and base units, work surface with tiled upstand, one and half bowl sink with drainer, four ring hob, space and services for washing machine and dish washer, tiled flooring, spotlights to ceiling, double glazed patio doors to rear, two skylight windows for natural light.

G/F SHOWER ROOM 6'4" x 5'1" (1.94m x 1.55m)
Suite comprising; walk-in shower cubicle with rainfall effect shower, low level WC, hand wash basin inset to vanity unit, chrome plated radiator, tiled walls and flooring, extractor fan, light,

BEDROOM ONE 12'4" x 10'11" (3.76m x 3.33m)
Double glazed square bay window to front with radiator under, fitted carpet, light,



BEDROOM TWO 9'11" x 10'11" (3.03m x 3.33m)
Double glazed window to rear, radiator, fitted carpet, light

BEDROOM THREE 6'7" x 6'0" (2.00m x 1.82m)
Double glazed window to front, radiator, fitted carpet, light

FAMILY BATHROOM

Suite comprising; bathtub with shower screen and shower over, 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 60 (18.29m)

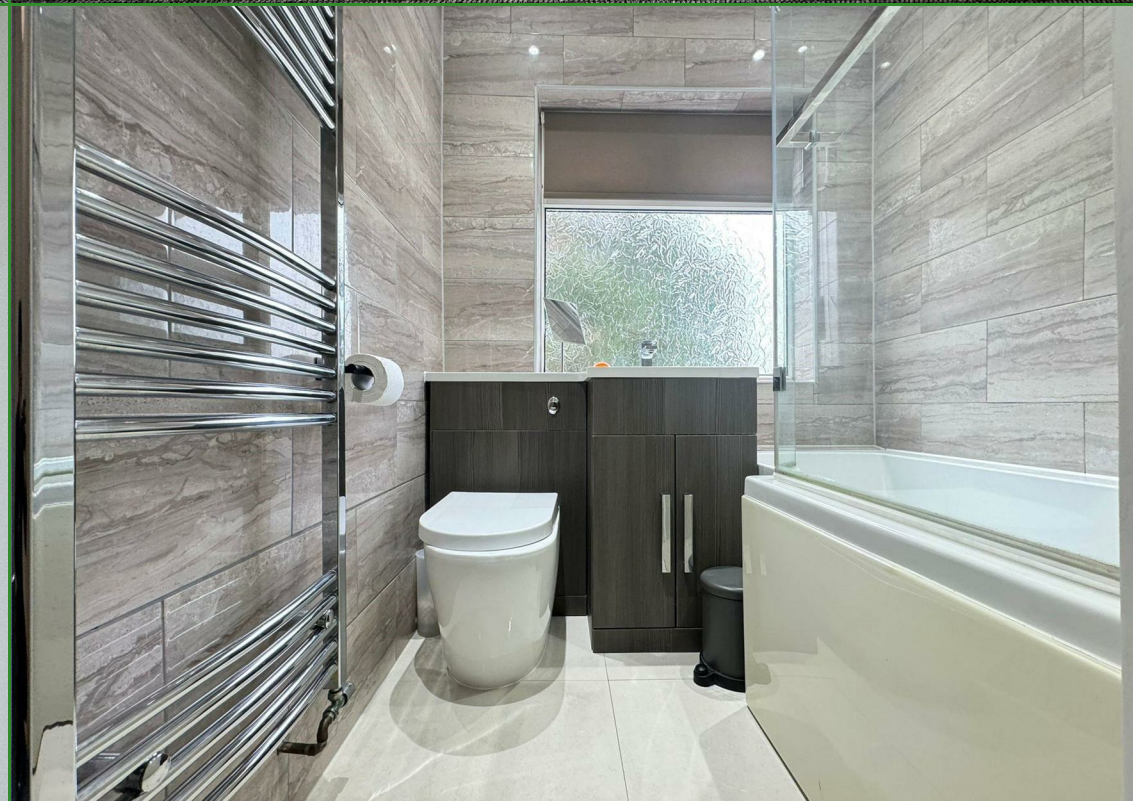
The spacious rear garden measures approximately 60' with paved area to front, remainder laid lawn with flower bed, shrub and fruit tree border, outbuilding built shed, cupboard housing boiler.

To the front of the property is a paved front drive offering potential for parking of multiple cars.

AGENTS NOTE

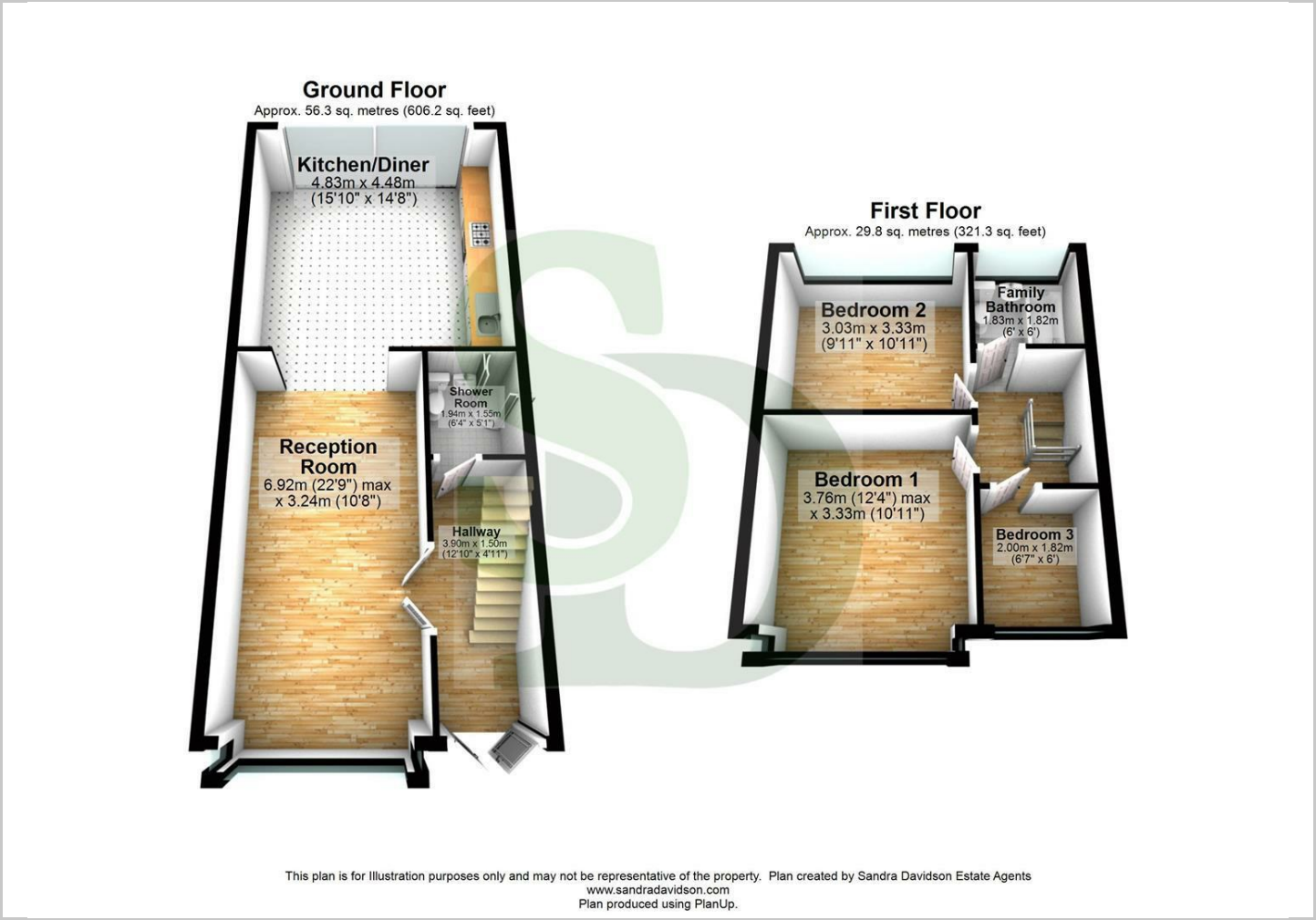
No services or appliances have been tested by Sandra Davidson Estate Agents.







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.

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