



Yoxley Drive, Ilford, IG2 6PX

Guide Price £500,000





Yoxley Drive

Ilford, IG2 6PX

Local Authority: Redbridge

Tax Band: D

- Three Bedroom House
- Off Street Parking For Multiple Cars
- Fitted Kitchen With Modern Appliances
- Close To Local Transportation
- Well Maintained
- Spacious Family Home
- Local Shops and Amenities within walking distance
- EPC: TBC

*** GUIDE PRICE £500,000 - £525,000 ***

Welcome to this charming three-bedroom house located on Yoxley Drive IG2 in the sought-after area of Ilford. This property is perfect for first-time buyers looking to settle down in a welcoming neighbourhood with convenient amenities just a stone's throw away.

As you step inside, you'll be greeted by two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. The three cosy bedrooms provide the perfect retreat for a good night's sleep, and the well-maintained bathroom ensures your comfort and convenience.

One of the standout features of this property is its potential for extension, subject to planning permission. This offers you the opportunity to tailor the space to your liking and create the home of your dreams.

Situated close to Gants Hill station, commuting to work or exploring the city couldn't be easier. Additionally, with local shops and amenities within walking distance, you'll have everything you need right at your fingertips.

Don't miss out on the chance to make this lovely house your new home. Book a viewing today and start envisioning the possibilities that this property has to offer.

Guide Price £500,000



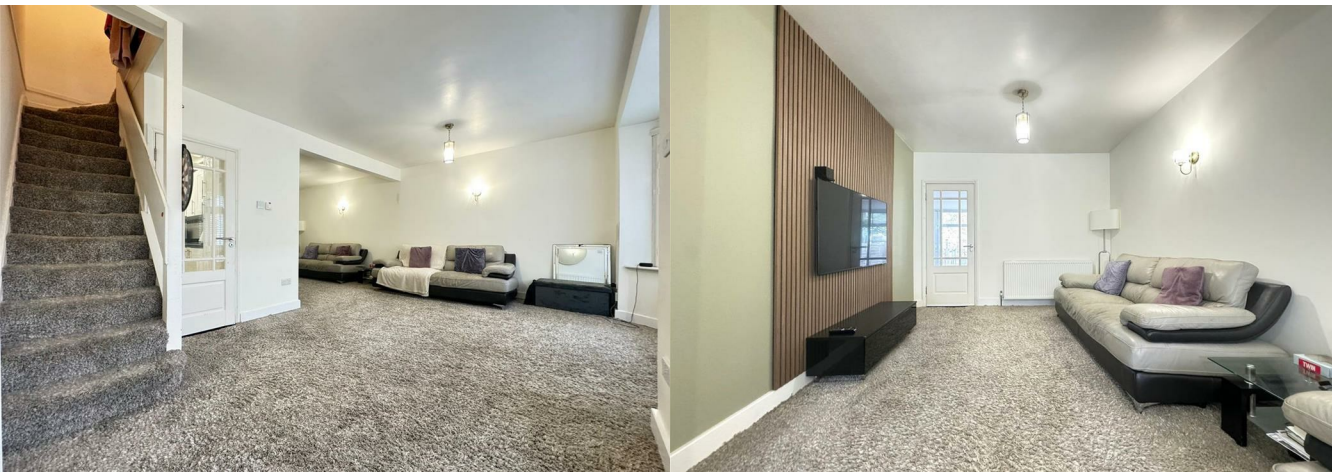
ENTRANCE 3'4" x 6'6" (1.02m x 1.99m)
Via glazed wooden door into entrance hall with; sidelight window to front, radiator, carpeted stairs to first floor, fitted carpet, light, access to under stairs storage and meter cupboard, doors to:

RECEPTION ROOM 12'3" x 17'8" (3.74m x 5.38m)
Bay window to front with radiator under, carpet flooring, ceiling mounted lights

RECEPTION 12'0" x 10'4" (3.67m x 3.15m)
Carpet flooring, Radiator under, ceiling mounted lights

KITCHEN 13'3" x 7'0" (4.03m x 2.13m)
Range of fitted wall and base units, work surface with tiled upstand, four ring hob with oven grill under and extractor hood over, one bowl sink with drainer, space and services for washing machine and dishwasher, double glazed window to rear, tiled flooring, radiator, ceiling light, double glazed sliding door to rear garden.

BEDROOM ONE 12'10" x 11'4" (3.90m x 3.46m)
Double glazed bay window to front, radiator, carpeted flooring, ceiling light, fitted wardrobes





BEDROOM TWO 12'6" x 11'6" (3.82m x 3.50m)
Double glazed window to rear, radiator, carpeted flooring, ceiling light, fitted wardrobes

BEDROOM THREE 7'7" x 6'6" (2.30m x 1.99m)
Double glazed bay window to front, radiator, carpeted flooring, ceiling light, fitted wardrobes

BATHROOM 7'3" x 5'10" (2.20m x 1.78m)
Suite comprising; Bathtub, low level WC, hand wash basin inset to vanity unit, double glazed window to rear, light, tiled walls

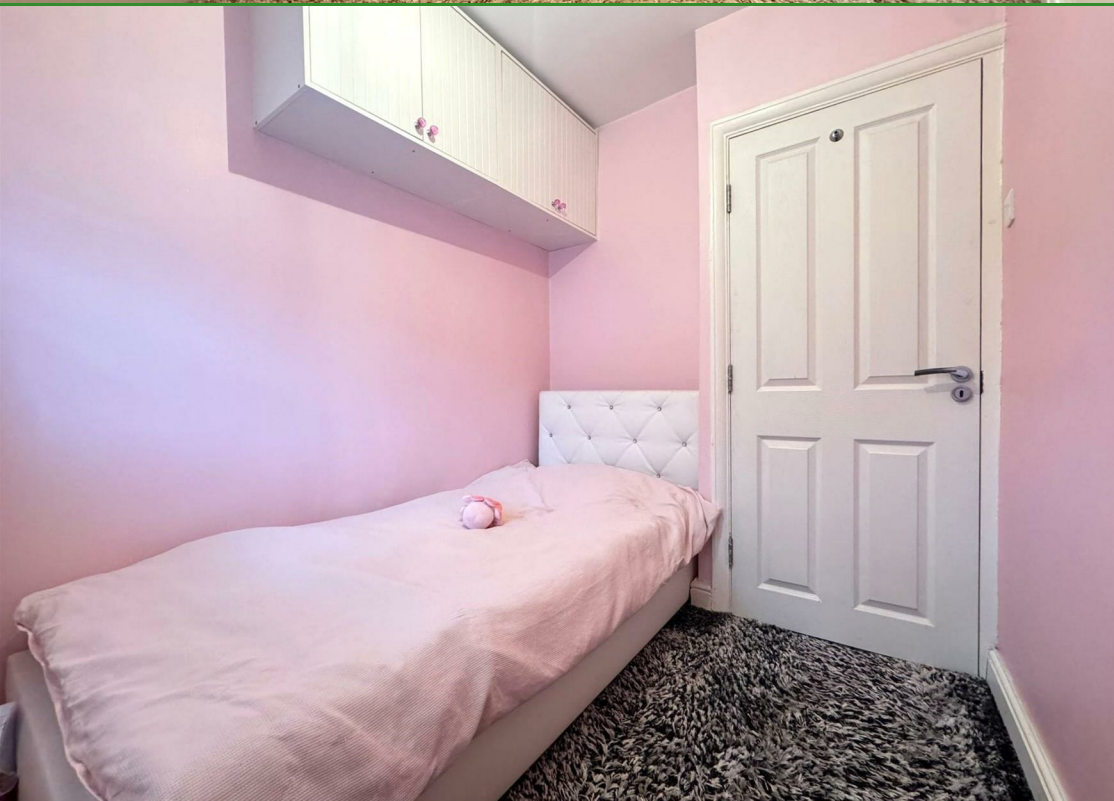
EXTERIOR 58 (17.68m)
The low maintenance rear garden measures approximately 58' with paved area to front and remainder paved rear garden.

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

AGENT NOTES
EPC TBC
Local Authority Redbridge
Council Tax Band D

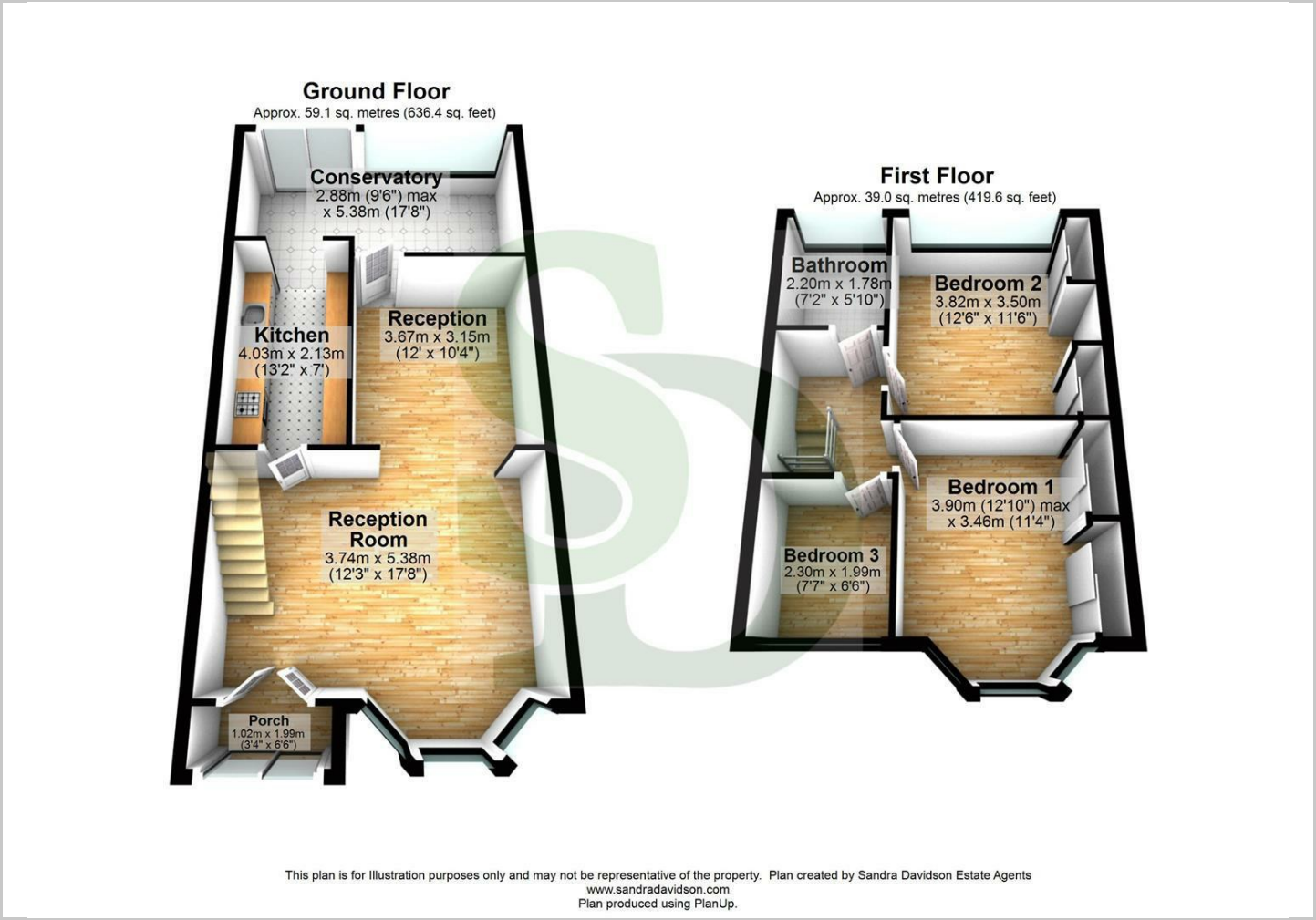
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents







Floor Plans



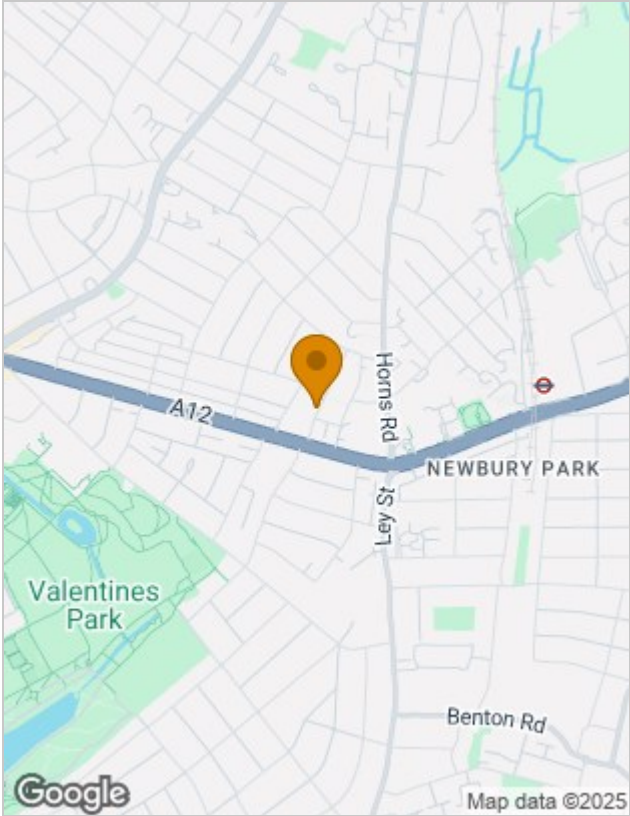
Viewing

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.

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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	