



Margaret Way, Ilford, IG4 5DE

Guide Price £325,000







# Margaret Way

Ilford, IG4 5DE

Local Authority: Redbridge  
Tax Band: C

- **\*\*FOR SALE - GUIDE PRICE OF £325,000 to £350,000\*\***
- GROUND FLOOR WITH GARDEN
- 164 YEARS REMAINING ON LEASE
- WALKING DISTANCE TO REDBRIDGE STATION
- IMMACULATELY PRESENTED TWO BEDROOM MAISONNETTE
- SEPARATE GARAGE INCLUDED WITH PROPERTY
- FULLY RENOVATED PROPERTY - READY TO MOVE
- CATCHMENT FOR BEAL AND VALENTINES SCHOOLS

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Sandra Davidson are proud to offer this delightful ground floor maisonette which offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The separate kitchen is fully-fitted, modern, with high quality appliances, gas hob and window offering light and fresh air.

The maisonette features a thoughtfully designed bathroom, ensuring that all your daily needs are met with ease. The layout of the property maximises space and light, creating an airy atmosphere that enhances the overall living experience. The property also offers a separate garage included with the property.

Margaret Way is a desirable location, known for its friendly community and accessibility to local amenities, and walking distance to Redbridge station and local shops. Residents can enjoy nearby shops, parks, and excellent transport links, making it easy to explore the surrounding areas or commute to work. The property is also in the catchment areas for schools like Redbridge, Beal and Valentines schools.

This property presents a wonderful opportunity for those looking to settle in a tranquil yet vibrant neighbourhood. Whether you are a first-time buyer or seeking a rental, this maisonette is sure to impress with its charm and practicality. Do not miss the chance to make this lovely home your own.

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**ENTRANCE HALL** 11'5" x 2'11" (3.48m x 0.90m)  
Wooden laminate flooring, walls painted white, light fitting, storage closet, doors leading to bathroom, both bedrooms and living room.

**CLOSET** 3'0" x 2'5" (0.92m x 0.75m)  
Closet for storage.

**LIVING ROOM** 15'2" x 13'11" (4.64m x 4.26m)  
Wooden laminate flooring, walls painted white, light fitting, double-glazed windows, radiator and door leading to kitchen.

**KITCHEN** 10'2" x 10'2" (3.11m x 3.10m)  
Tiled floor, part-tiled/part-painted walls, double-glazed windows, spot-lighting, fully fitted kitchen with quartz worktops, gas hob, built-in oven/grill, extractor unit, washing machine and integrated fridge/freezer.

**BEDROOM 1** 14'6" x 10'5" (4.44m x 3.19m)  
Wooden laminate flooring, walls painted white, light fitting, double-glazed windows, radiator and fitted wardrobes.







**BEDROOM 2** 12'3" x 7'3" (3.74m x 2.23m)  
Wooden laminate flooring, walls painted white, light fitting, double-glazed windows, radiator, fitted wardrobes and door leading to the garden.

**BATHROOM** 7'3" x 7'2" (2.22m x 2.20m)  
Fully tiled floor and walls, shower enclosure with seat, low-level W.C., hand-wash basin, combi boiler, towel heater and double-glazed windows.

**GARDEN** 18'8" x 13'9" (5.70m x 4.20m)  
Fully-paved garden with side access to the property.

**GARAGE** 18'6" x 8'3" (5.65m x 2.54m)  
Separate garage that comes with the property just a stones throw from the property entrance.

#### LEASE INFORMATION & AGENT NOTES

164 Years remaining on lease, £100pa ground rent, £0 service charge. No services or appliances have been tested by Sandra Davidson Estate Agents.





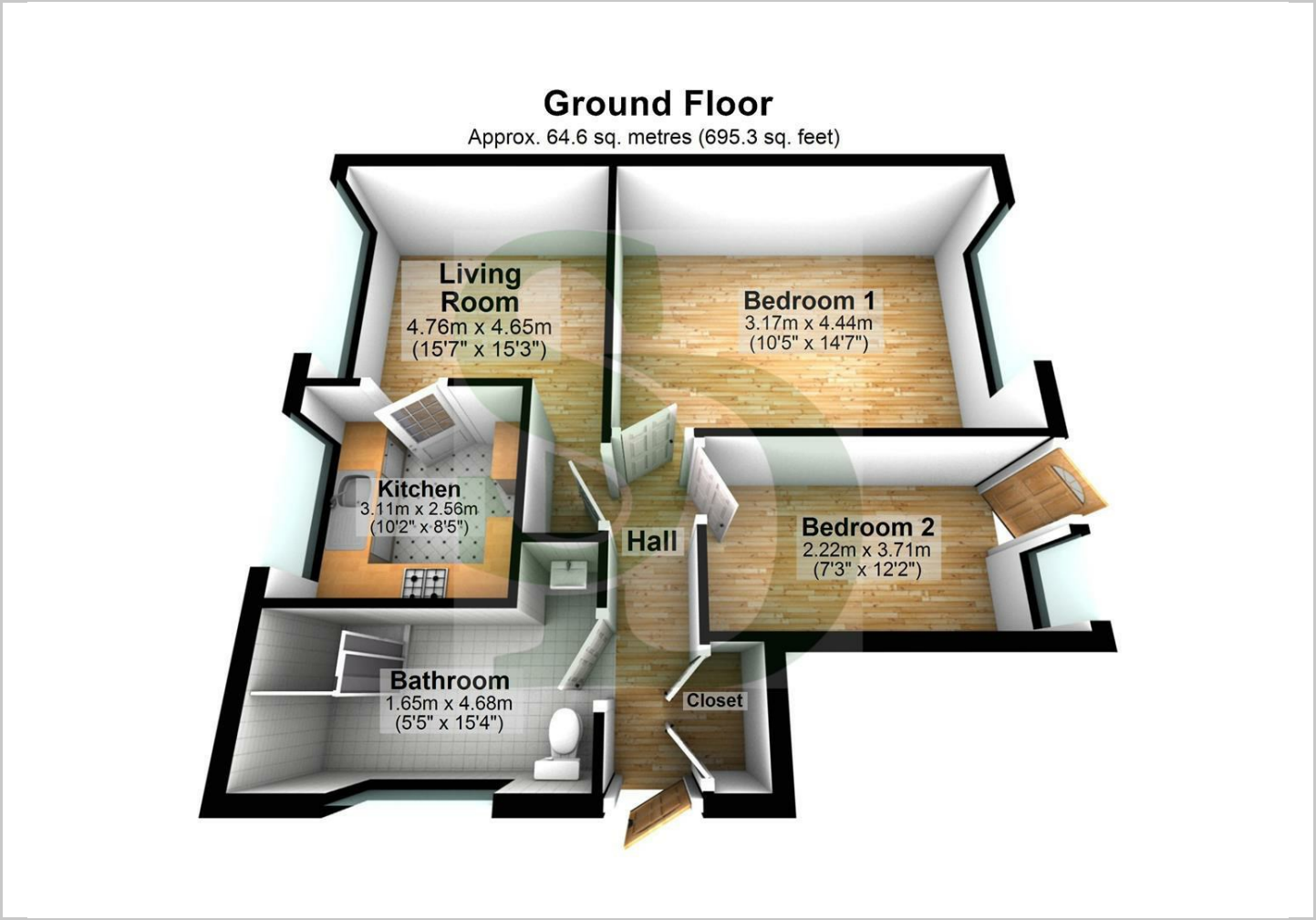








Floor Plans

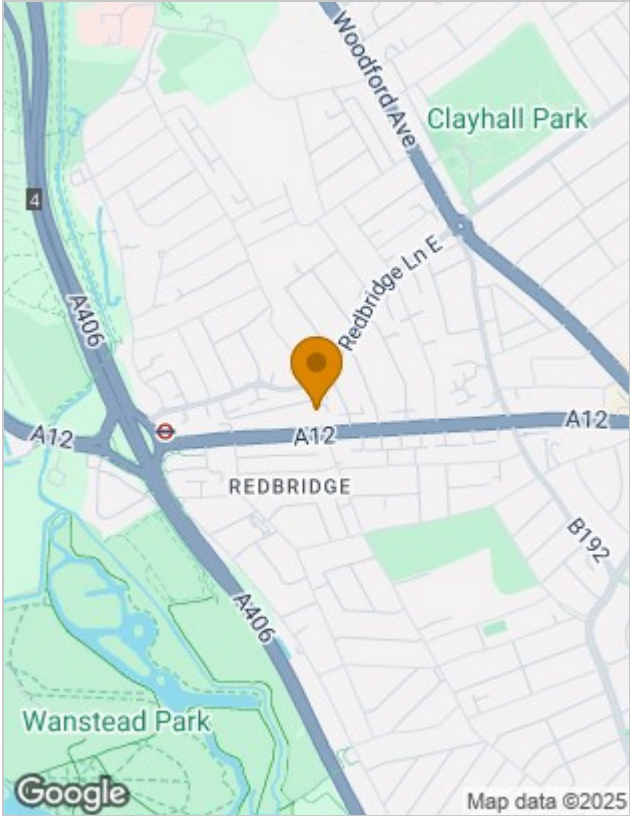


Viewing

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

