



Stoneleigh Road, Ilford, IG5 0JB

Guide Price £950,000





# Stoneleigh Road

Ilford, IG5 0JB

Local Authority: Redbridge  
Tax Band: E

- 2790SQFT OF LIVING SPACE
- 3 CAR DRIVEWAY
- FABULOUS KITCHEN WITH BREAKFAST BAR/ISLAND
- LARGE GARAGE CAN ACCOMMODATE A LARGE HEIGHT VEHICLE
- 6 BEDROOM HOUSE IN THE HEART OF CLAYHALL
- TWO RECEPTIONS, DINING AREA, STUDY AND SEPARATE UTILITY ROOM
- CIRCA 55M GARDEN, DOUBLE-PATIO AREA WITH OUTBUILDING INCLUDING GYM
- LOCATION PERFECT FOR BEAL AND ILFORD COUNTY SCHOOLS

Sandra Davidson are delighted to present this impressive house on Stoneleigh Road in Clayhall, that offers a perfect blend of space and comfort, ideal for family living. Spanning an expansive 2,790 square feet, the property boasts a large driveway for three cars, six generously sized bedrooms, 3 bathrooms plus separate W.C., two receptions, dining area, fully-fitted kitchen with island, separate utility room, separate study, garage for large vehicle, large garden with double-patio, 55m garden with side access to the property, outbuilding with gym and storage room - this property has everything you could desire. A superb example of large dream home in a highly in demand location. Don't miss out.

Located in a desirable neighbourhood, this home is well-positioned for local amenities, schools like Beal, Ilford County, Valentines and Caterham, and excellent transport links, making it an excellent choice for families and professionals alike. With its spacious interiors and prime location, this property on Stoneleigh Road is a rare find that promises to meet all your needs. Don't miss the opportunity to make this house your home.



Guide Price £950,000



- PORCH** 2'9" x 6'6" (0.84m x 1.99m)  
Wooden flooring, double-glazed windows and doors leading into main entrance hallway to the property, and door leading to garage.
- GARAGE** 16'11" x 7'2" (5.18m x 2.20m)  
Concrete flooring, painted walls, light fitting, water tank, central vacuum system, up and over sliding garage door.
- ENTRANCE HALL** 16'11" x 6'6" (5.15m x 1.99m)  
Wooden flooring, painted walls, light fitting, radiator, staircase leading to the first floor with under-stair storage, and doors leading to the downstairs W.C., reception one and reception two.
- RECEPTION 1** 15'9" x 12'7" (4.81m x 3.83m)  
Wooden flooring, painted walls, light fitting, radiator, electric fireplace with lighting, double-glazed windows, room-splitting blinds leading to reception 2.
- RECEPTION 2** 11'8" x 11'7" (3.56m x 3.52m)  
Wooden flooring, painted walls, light fitting with built-in fan, radiator, leading to the dining area.
- DINING AREA** 9'7" x 11'7" (2.93m x 3.52m)  
Wooden flooring, painted walls, spot-lighting, radiator double-glazed double doors leading to the garden.
- KITCHEN** 9'7" x 13'7" (2.93m x 4.14m)  
Tiled floor, part-painted/part-tiled walls, spot-lighting, fully-fitted kitchen with kitchen island/breakfast bar, space for a double-door fridge/freezer, space for a large dishwasher, sink, large Baumatic 5-hob gas cooker with built-in oven/grill, AEG extractor unit, and doors leading to the utility room and study.
- HALL** 11'3" x 6'10" (3.43m x 2.10)  
Wooden flooring, light fitting, radiator, leading to the utility room and study.
- UTILITY ROOM** 5'3" x 8'2" (1.60m x 2.50m)  
Tiled flooring, part-painted/part-tiled walls, spot-lighting, storage cabinets, space for washing machine and separate dryer, sink, radiator, extractor unit, and double-glazed door leading the side alley to the property.
- STUDY** 6'1" x 7'3" (1.86m x 2.20m)  
Wooden flooring, light fitting, painted walls, double-glazed window.
- GROUND FLOOR W.C.** 5'3" x 3'10" (1.59m x 1.18m)  
Tiled floor, part-painted/part-tiled walls, spot-lighting, towel heater, extractor fan, hand-wash basin and low-level W.C.
- GARDEN** circa 180'5" in depth (circa 55m in depth)  
Approx. 15m of paved area with electric point and water connection, with steps leading down to approx. 35m of lawn with apple trees, leading to the brick-built outbuilding at the end of the garden.



**OUTBUILDING - GYM & STORE ROOM** 25'9" x 16'7" (7.85m x 5.06m)  
Concrete flooring, painted walls, light fittings, electric points, with one area as a dedicated gym space, and one part a large store room.

**FIRST FLOOR LANDING** 19'6" x 8'9" (5.95m x 2.69m)  
Carpeted, double-glazed bay window, radiator, staircase leading to the second floor and doors leading to the family shower room and four bedrooms.

**BEDROOM 1** 14'8" x 11'6" (4.46m x 3.50m)  
Wooden flooring, painted walls, light fitting, radiator, bow window, fitted wardrobes, lock and key on the door.

**BEDROOM 2** 17'9" x 11'8" (5.42m x 3.55m)  
Wooden flooring, painted walls, light fitting, radiator, bow window, fitted wardrobes, lock and key on the door, leading to the en-suite shower room.

**EN-SUITE SHOWER ROOM** 9'0" x 4'10" (2.75m x 1.48m)  
Tiled flooring, modern wall panels, shower enclosure, low-level W.C., hand-wash basin, towel heater and mirror cabinet with lighting and double-glazed window.

**BEDROOM 3** 13'2" x 6'8" (4.01m x 2.02m)  
Wooden flooring, painted walls, light fitting, radiator, double-glazed window, and lock and key on the door.

**SHOWER ROOM** 9'8" x 6'4" (2.94m x 1.92m)  
Tiled flooring, tiled walls, shower enclosure, low-level W.C., hand-wash basin, towel heater and double-glazed window.

**BEDROOM 4** 9'9" x 6'4" (2.98m x 1.92m)  
Wooden flooring, painted walls, light fitting, radiator, double-glazed window, fitted wardrobes and lock and key on the door.

**SECOND FLOOR LANDING**  
Carpeted, access to eaves storage, doors leading to the bedroom five, loft bathroom and loft room/bedroom 6.

**BEDROOM 5** 9'5" x 9'10" (2.88m x 3.00m)  
Wooden flooring, painted walls, light fitting, radiator, double-glazed windows, and double-doors opening into a Juliette-balcony.

**BEDROOM 6** 8'7" x 13'11" (2.62m x 4.25m)  
Wooden flooring, painted walls, light fitting, radiator, double-glazed Velux windows, and access to eaves storage.

**2nd FLOOR BATHROOM** 9'4" x 7'3" (2.85m x 2.20m)  
Tiled flooring, tiled walls, shower enclosure and bath tub, low-level W.C., hand-wash basin, towel heater and mirror cabinet with lighting and double-glazed window.



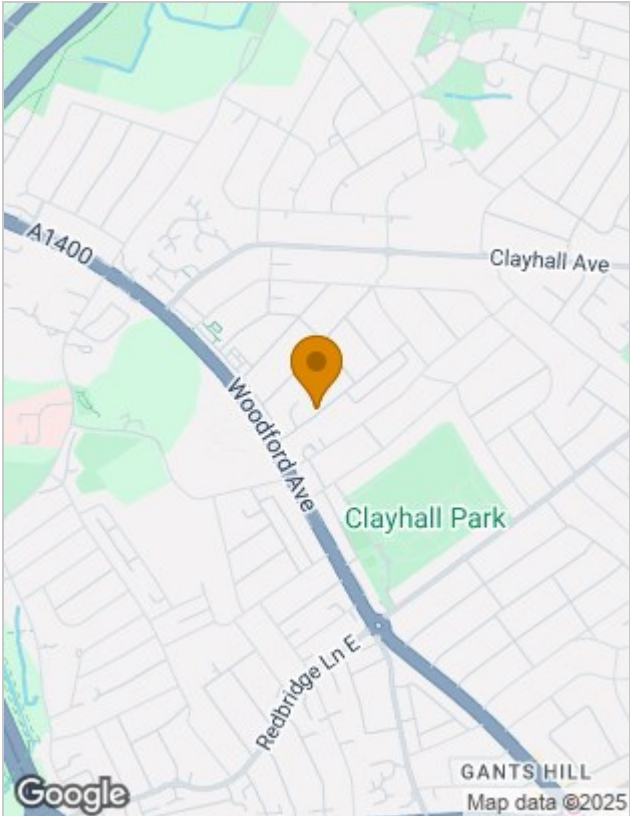




Floor Plans



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.