



Eastern Avenue, Ilford, IG2 6PH

Guide Price £550,000









# Eastern Avenue

Ilford, IG2 6PH

Local Authority: Redbridge

Tax Band: D

- EPC RATING: 61D
- THREE BEDROOM HOUSE
- OFF STREET PARKING ON OWN DRIVEWAY
- \*\* GUIDE PRICE £550,000 to £575,00 \*\*
- CHAIN FREE
- SCOPE TO EXTEND (stpp) & MODERNISE
- WALKING DISTANCE TO GANTS HILL UNDERGROUND
- 50' REAR GARDEN

\*\*\* GUIDE PRICE £550,000 to £575,000 \*\*\*

Sandra Davidson Estate Agents are delighted to present this charming three-bedroom terraced house located on Eastern Avenue in GANTS HILL. This property offers a wonderful opportunity for those looking to make their mark, as it provides ample scope for further extension, subject to planning permission, and modernisation to suit your personal taste.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The three well-proportioned bedrooms offer comfortable living arrangements for families or individuals alike. The property also features a bathroom, ensuring convenience for daily routines.

Situated within a short walking distance to Gants Hill Central Line Station, this home is ideally located for commuters, providing easy access to central London and beyond. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it a desirable location for families and professionals.

This property presents an excellent opportunity for buyers looking to invest in a home with potential. With the right vision and creativity, you can transform this house into your dream residence. Do not miss the chance to view this CHAIN FREE property and explore the possibilities it has to offer.



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## ENTRANCE

Via fully enclosed storm porch, further door to entrance hall with; laminate wood flooring, light, radiator, carpeted stairs to first floor, access to under stairs storage, doors to:

## RECEPTION 29'10" x 13'8" (9.10m x 4.16m)

Double glazed bay window to front, three radiators, laminate wood flooring, light, glazed door to Conservatory

## KITCHEN 10'5" x 8'2" (3.18m x 2.50m)

Fitted wall and base units, work surface with tiled upstand, five ring gas hob with extractor hood over and double oven, one bowl sink, space and services for washing machine and dishwasher, cupboard housing boiler, vinyl flooring, light, double glazed window to rear, double glazed door to rear into garden

## CONSERVATORY

Double glazed windows to both flanks, double glazed door to rear into garden, laminate wood flooring, light, radiator, folding door to:

## WC

Low level WC, hand wash basin, radiator, partly tiled walls, light, double glazed window to rear and flank





### LANDING

Fitted carpet, access to loft space, fitted cupboard, light, doors to:

### BEDROOM ONE

14'10" x 12'8" (4.52m x 3.86m)

Double glazed bay window to front, radiator, light, laminate wood flooring

### BEDROOM TWO

13'9" x 11'9" (4.20m x 3.58m)

Double glazed window to rear, radiator, light, laminate wood flooring

### BEDROOM THREE

8'6" x 7'4" (2.60m x 2.24m)

Double glazed bow window to front, radiator, light, laminate wood flooring

### BATHROOM

Suite comprising; Bathtub with shower screen and shower over, low level WC, pedestal hand wash basin, radiator, partly tiled walls, spotlights to ceiling, two double glazed windows to rear

### EXTERIOR

49'2" (15m)

The Rear Garden measures approximately 50' with wood decking area to front remainder lawn with mature shrub and fruit tree borders

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

### Agents Note

None of the appliances or services have been tested by Sandra Davidson Estate Agents





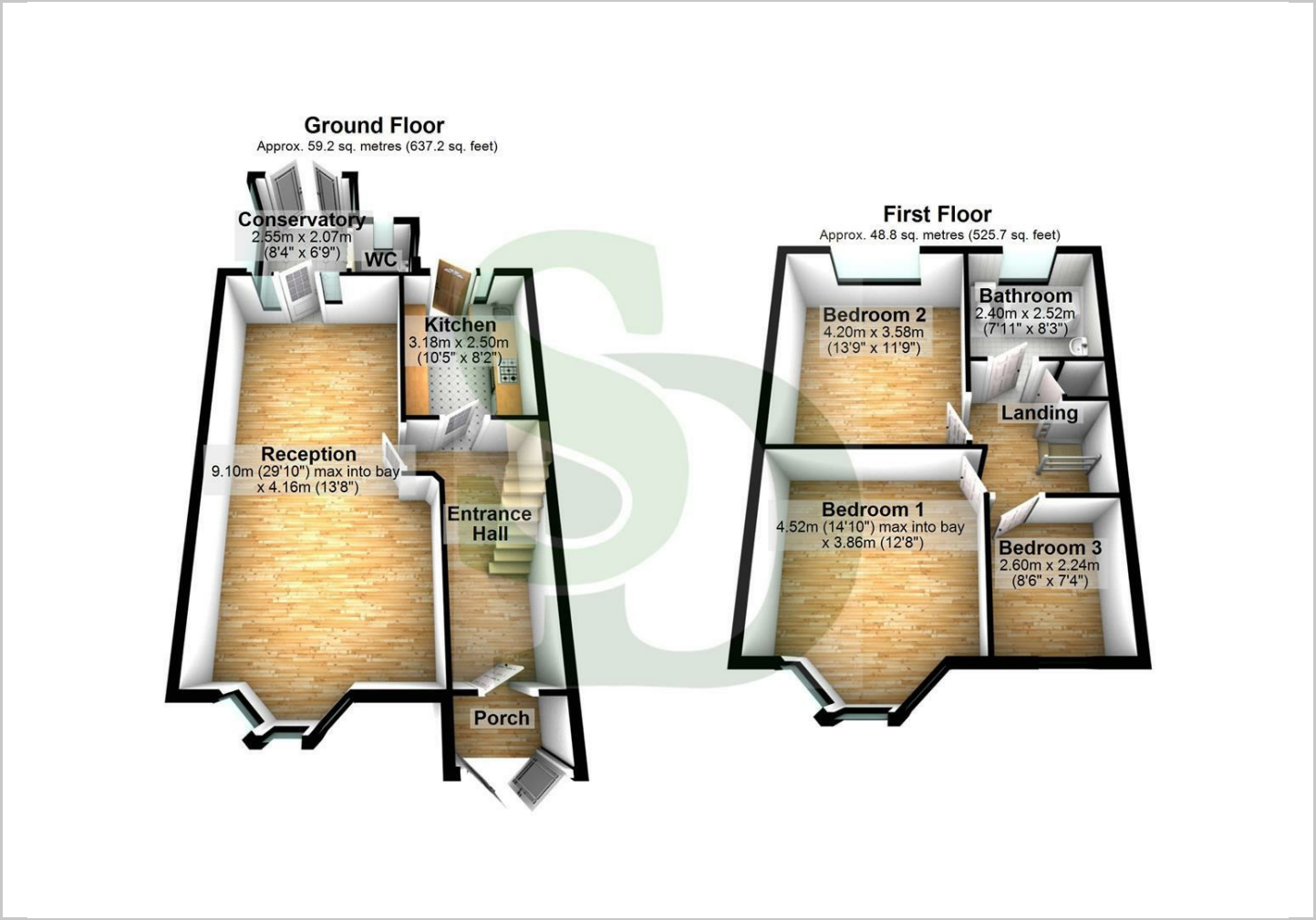








Floor Plans

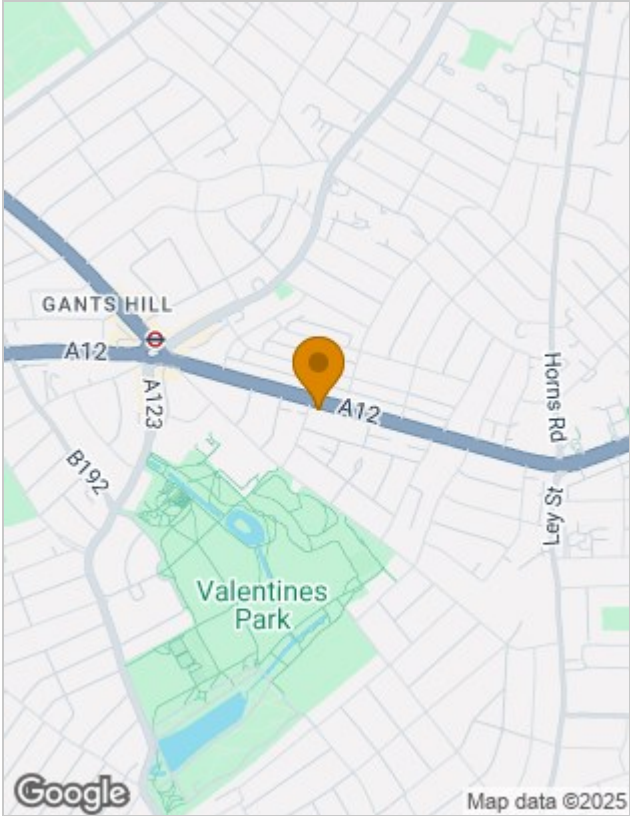


Viewing

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

