



Mayesbrook Road, Ilford, IG3 9PJ

£2,100 Per Calendar Month





# Mayesbrook Road

Ilford, IG3 9PJ

Local Authority: Redbridge

Tax Band: C

- EPC RATING 65 D
- WC
- OFF STREET PARKING
- THREE BEDROOMS
- LARGE REAR GARDEN
- AVAILABLE IMMEDIATELY

Sandra Davidson Estate Agents are pleased to offer TO LET: Nestled on the charming Mayesbrook Road in Ilford, this delightful house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property boasts parking for two vehicles, a valuable asset in this bustling area, allowing for easy access and peace of mind.

Mayesbrook Road is situated in a vibrant community, with local amenities, schools, and parks within easy reach. This location not only offers a pleasant residential environment but also excellent transport links, making commuting to central London and beyond a breeze.

This property is a wonderful blend of comfort and practicality, making it an ideal choice for those seeking a welcoming home in Ilford. Don't miss the chance to make this charming house your own.

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## ENTRANCE HALL

Stairs, light, laminate floor, door to WC, Reception, Lounge & kitchen

## RECEPTION

14'10" x 12'6" (4.51m x 3.80m)

Bay window to front, door to hallway, light, laminate floors, heater.

## LOUNGE

9'2" x 10'6" (2.80m x 3.20m)

Door to: Garden, light, laminate floor, heater

## KITCHEN

9'2" x 7'4" (2.80m x 2.23m)

Fitted wall and base units, work surface, light, tiled floor. four ring gas hob, one bowl sink with drainer, oven/grill, washing machine and fridge freezer, double glazed window & door to Garden.

## WC

5'10" x 2'1" (1.78 x 0.64)

Window to side, light, tiled walls, low level WC.

## LANDING

Window to side. Laminate floor, doors to Bedrooms & Bathroom.





**BEDROOM ONE** 14'10" x 12'6" (4.51m x 3.80m)  
Bay window to front, heater, light, laminate floor, door to Landing

**BEDROOM TWO** 9'4" x 12'2" (2.85m x 3.70m)  
Window to rear, heater under window, light, laminate floor, door to: Landing

**BEDROOM THREE** 10'5" x 6'9" (3.18m x 2.06m)  
Window to side, heater under, light, laminate floor door to: Landing

**BATHROOM** 5'9" x 5'6" (1.76 x 1.69)  
Window to rear, heater, tiled floor, tiled walls, hand wash basin, low level WC. bathtub with shower head, door to: Landing

**EXTERIOR** 60'4" x 9'8" (18.39 x 2.95)  
Rear Garden measures approximately 60" with secured side access to:

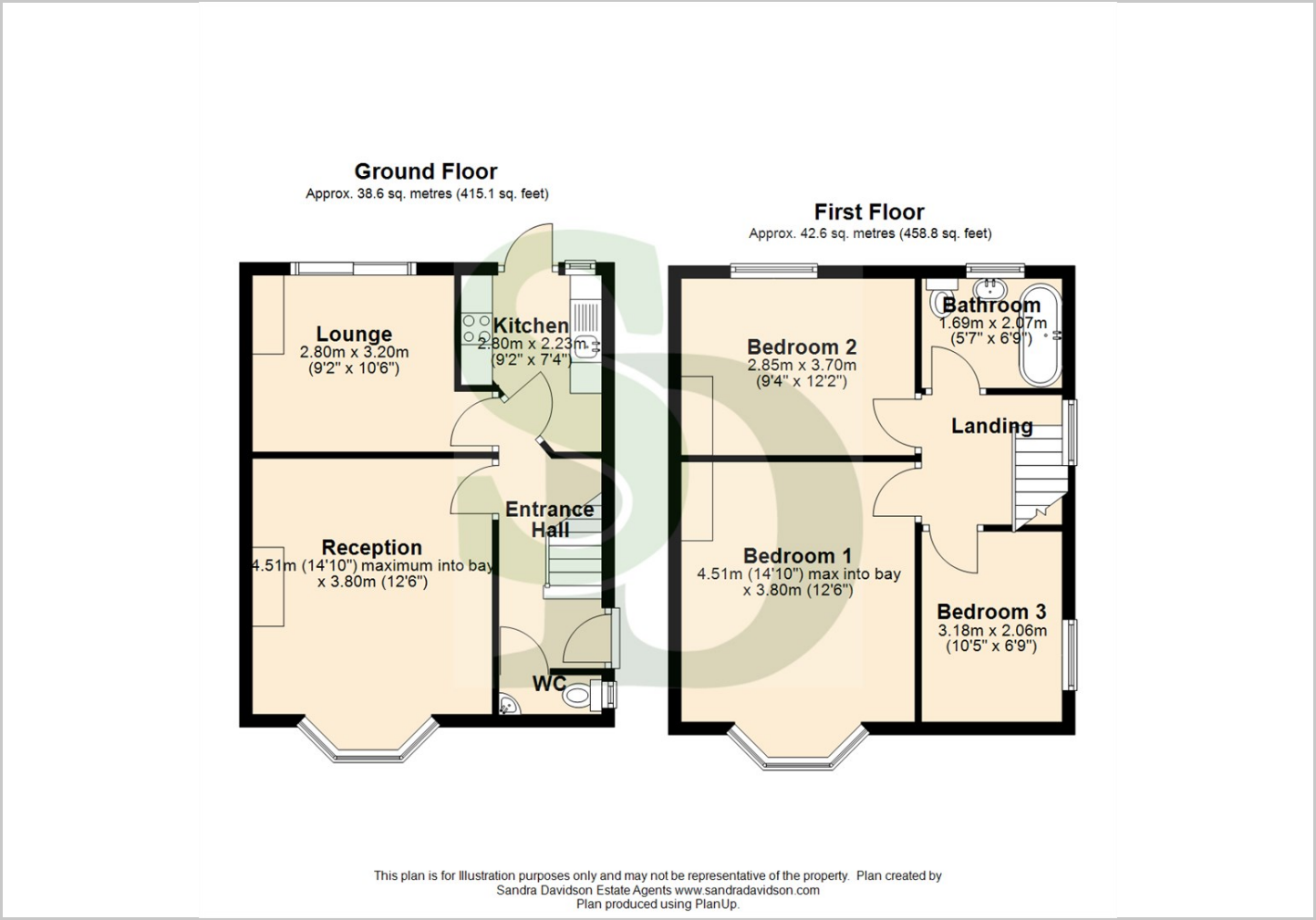
The front of the property, to private driveway, two car parking space. On street parking available.







Floor Plans

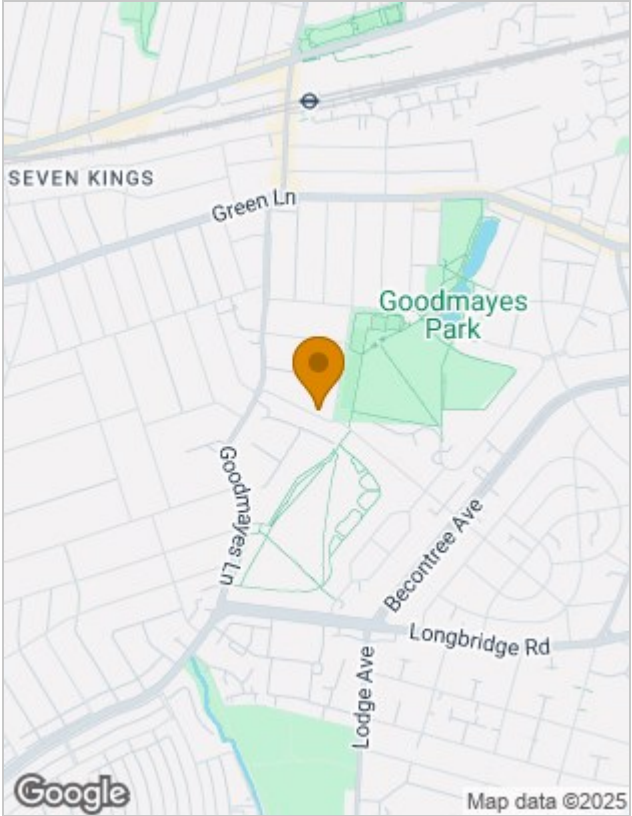


Viewing

Please contact our Redbridge Lettings 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

