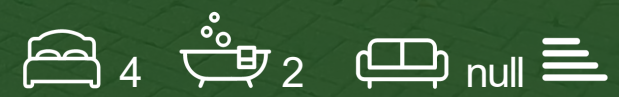




Falmouth Gardens, Ilford, IG4 5JL

£2,700 Per Calendar Month





Falmouth Gardens

Ilford, IG4 5JL

Local Authority: Redbridge

Tax Band: E

- Available NOW
- Kitchen Diner
- OFF STREET PARKING ON OWN DRIVEWAY
- BEAL and Redbridge School's Catchments
- Four Bedrooms
- Two Bath/Shower Rooms
- Own REAR GARDEN
- Close to Redbridge Central Line Station

**** GUIDE PRICE £2,700 to £2,800 ****

Sandra Davidson are pleased to offer TO LET this VERY WELL PRESENTED, FOUR BEDROOM bungalow within the Redbridge and Beal schools catchment areas and within close proximity to Redbridge central line station and amenities.

The property benefits from FOUR BEDROOMS, Two Bath/Shower Rooms, Lounge, Kitchen/Diner and Conservatory whilst offering a GOOD SIZE REAR GARDEN and off street parking FOR MULTIPLE CARS ON OWN DRIVE.

The property is available from DECEMBER 2025 and demand is expected to be high, so please call now on 02085510211 to register your interest and arrange a viewing!

The accommodation comprises:-

£2,700 Per Calendar Month



ENTRANCE

Via glazed wooden door into entrance hall with; wood flooring, radiator, light, access to loft space, doors to:

LOUNGE 16'4" x 13'9" (4.98m x 4.18m)

Double glazed bay window to rear, radiator, two stained glass windows to flank, lights, fitted carpet

KITCHEN/DINER 20'2" x 6'6" (6.15m x 1.97m)

KITCHEN AREA: Fitted wall and base units, work surface, one bowl sink with drainer, four ring gas cooker, space and services for washing machine and dish washer, opens to:

DINING AREA: Double glazed window to rear, two wall mounted lights, laminate wood flooring,

CONSERVATORY

double glazed windows to rear and flank, door to garden, light, vinyl flooring, breakfast bar

BEDROOM ONE 14'5" x 11'6" (4.39m x 3.51m)

Bay window to front, radiator, fitted carpet, ceiling light





BEDROOM TWO 14'4" x 9'5" (4.36m x 2.88m)
Bay window to front, radiator, fitted carpet, ceiling light, fitted cupboards

BEDROOM THREE 11'9" x 9'4" (3.59m x 2.84m)
Window to side, window to rear, radiator, fitted carpet, light

BEDROOM FOUR 7'3" x 10'5" (2.21m x 3.17m)
Window to front, radiator, wood flooring, spotlights to ceiling

SHOWER ROOM
Window to side, enclosed walk-in shower cubicle, low level WC, hand wash basin inset to vanity, heated towel rail, light, vinyl flooring

BATHROOM
Window to side, P-shaped bath, low level WC, hand wash basin inset to vanity, heated towel rail, tiled walls and flooring, extractor fan, spotlights to ceiling

EXTERIOR
The garden comprises of mainly laid lawn

Off street parking to front on own driveway

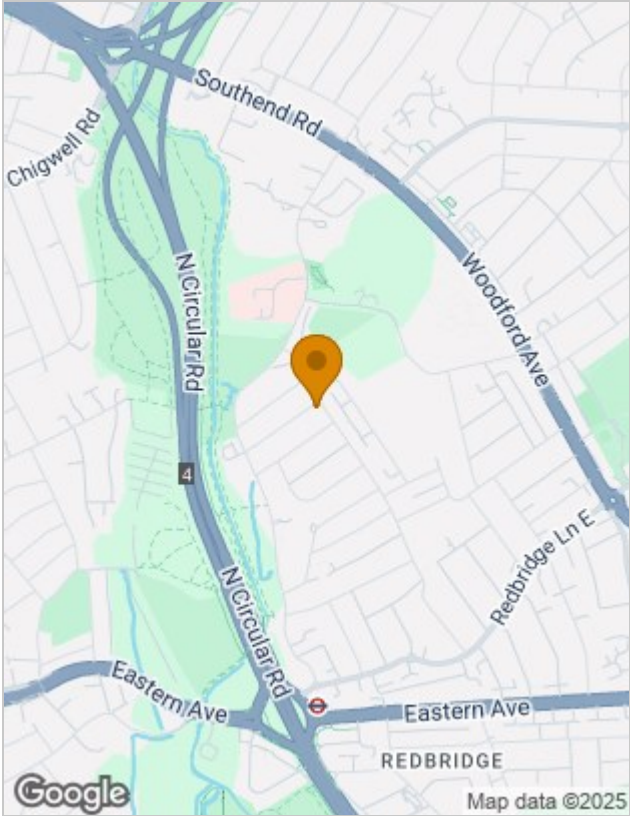




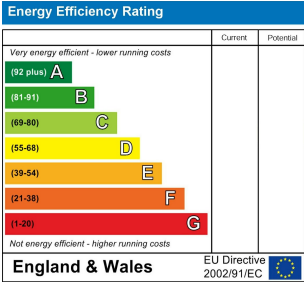
Floor Plans



Location Map



Energy Performance Graph



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.