



Cavenham Gardens, Ilford, IG1 1XX

£2,300 Per Calendar Month

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# Cavenham Gardens

Ilford, IG1 1XX

- EPC RATING: 62D
- LOUNGE
- GUEST WC & FAMILY BATHROOM
- AVAILABLE IMMEDIATELY
- FOUR BEDROOMS
- VERY WELL PRESENTED
- 56' REAR GARDEN
- CALL NOW TO VIEW!!

Sandra Davidson Estate Agents are delighted to offer TO LET: Nestled in the charming Cavenham Gardens, Ilford, this delightful house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting four well-proportioned bedrooms, this property is ideal for those who require ample living space. The inviting lounge room serves as a perfect gathering place for family and friends, providing a warm and welcoming atmosphere.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise both functionality and comfort, making it an ideal choice for modern living.

Cavenham Gardens is a peaceful residential area, offering a sense of community while being conveniently located near local amenities. Residents will appreciate the proximity to shops, schools, and parks, making it an excellent choice for families and individuals alike.

This property is not just a house; it is a place where memories can be made. With its generous living space and prime location, it is sure to attract those looking for a new home in Ilford. Do not miss the chance to view this wonderful property and envision the possibilities it holds for you and your family.



## ENTRANCE

Via glazed door into entrance hall with; wood flooring, light, stairs to first floor, radiator, access to under stair storage, doors to:

## RECEPTION/BEDROOM FOUR

15'2" x 10'10" (4.62m x 3.30m)

Double glazed bay window to front, radiator, wood flooring, ceiling light, two wall mounted lights

## LOUNGE

12'8" x 10'10" (3.87m x 3.30m)

Double glazed French doors to rear garden, wood flooring, light, radiator, door to Guest WC

## KITCHEN

9'0" x 5'11" (2.74m x 1.80m)

Fitted wall and base units, work surface, four ring gas hob with extractor hood over, one and half bowl sink with drainer, tiled flooring, space and services for washing machine, wall mounted boiler, light, double glazed window to rear

## GUEST WC

Low level WC, wall hung hand wash basin, chrome plated heated towel rail, tiled flooring, light, double glazed window to flank



#### LANDING

**BEDROOM ONE** 15'1" x 10'10" (4.61m x 3.30m)  
Double glazed bay window to front, radiator, fitted carpet, ceiling light

**BEDROOM TWO** 12'8" x 10'10" (3.86m x 3.30m)  
Double glazed window to rear, radiator, fitted carpet, ceiling light

**BEDROOM THREE** 8'7" x 6'2" (2.62m x 1.87m)  
Double glazed window to front, radiator, fitted carpet, ceiling light

#### BATHROOM

Suite comprising; Bath tub with shower over, low level WC, pedestal hand wash basin, chrome plated heated towel rail, tiled walls and flooring, extractor fan, light, double glazed window to rear

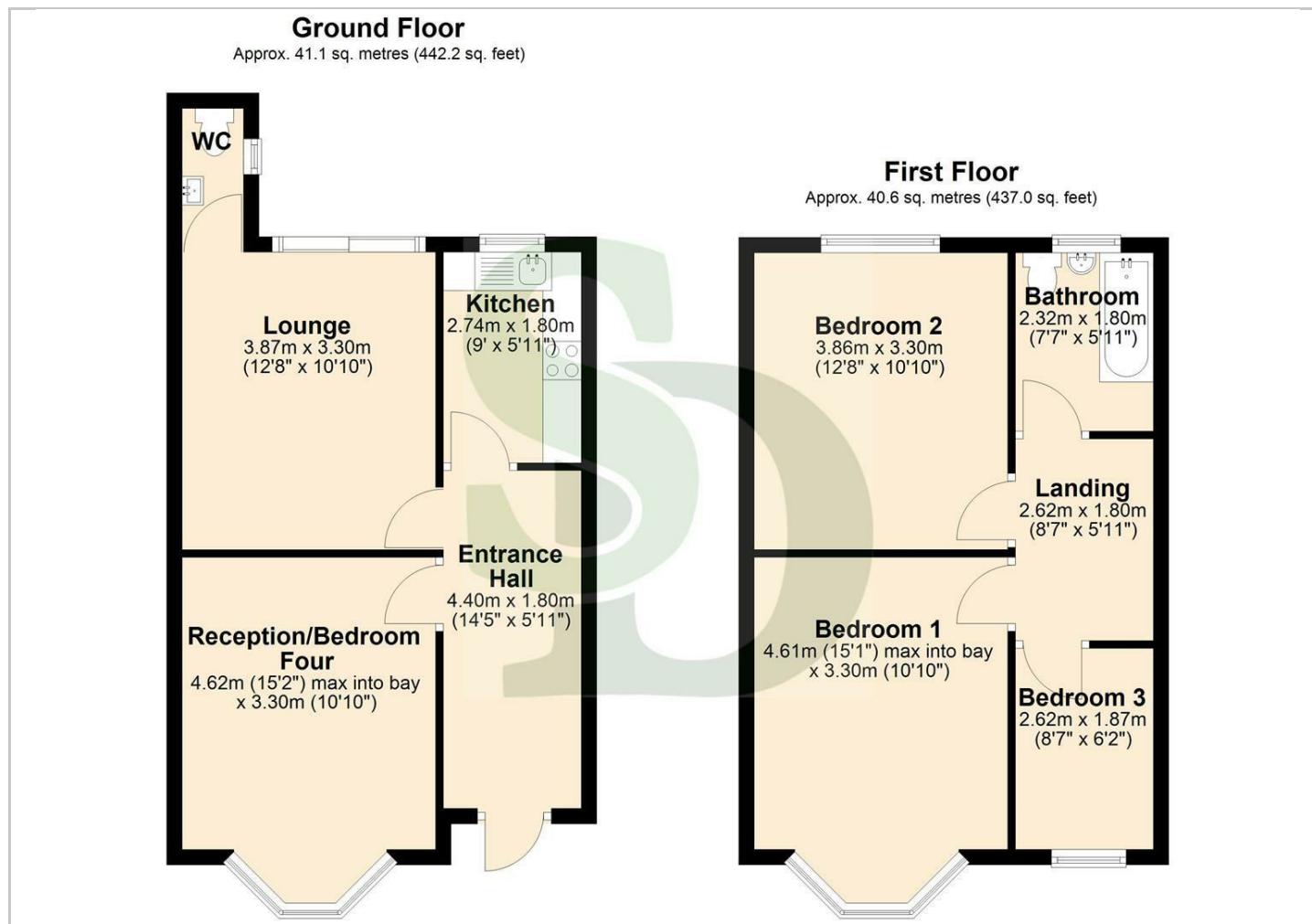
**REAR GARDEN** 55'9" (17m)  
Rear garden measures 56'



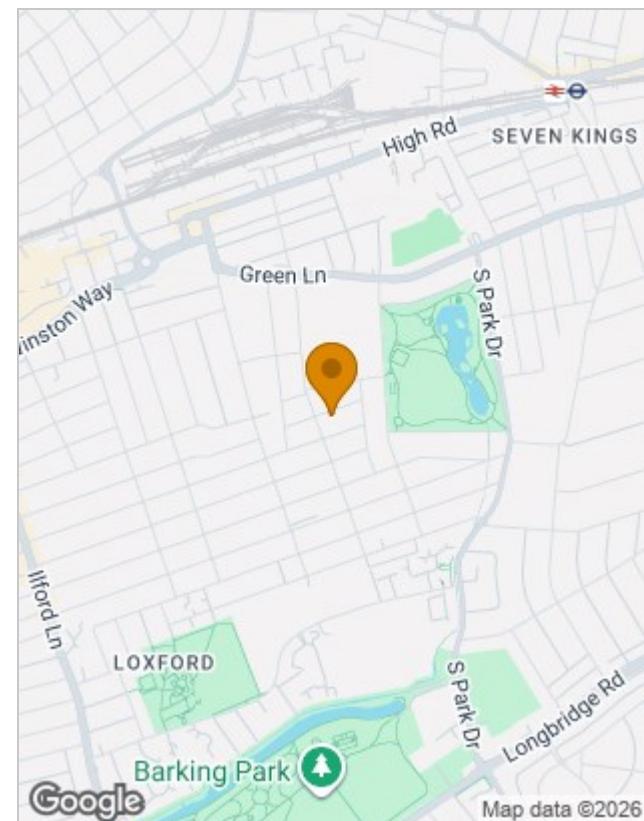




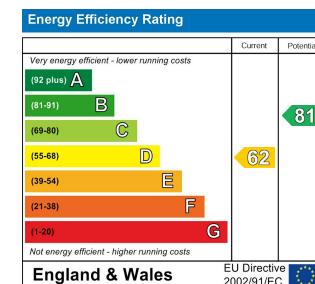
## Floor Plans



## 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.