



## Levett Gardens

, Ilford, IG3 9BU

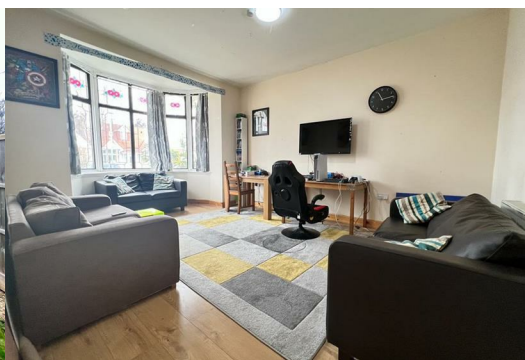
£700,000

redbridge

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Sandra Davidson Estate Agents are pleased to present this semi-detached spacious bungalow. The property is located on the prestigious and highly sought-after Seven Kings Bungalow Estate, close to the junction of Capel Gardens. Local shops, schools and Seven Kings Station (Crossrail - Zone 4) can be found close by. An internal viewing is highly recommended to appreciate the spacious accommodation, comprising: one reception room, good size kitchen, a first-floor family bathroom and four bedrooms (one with en-suite). The property also benefits from double glazed windows, gas central heating, a rear garden of approximately 140ft and off-street parking. Viewings are highly recommended.



## ENTRANCE

### LOUNGE 14'0" x 11'10" (4.27m x 3.63m)

Double glazed window to front. Wood style laminated flooring. Radiator.

### KITCHEN 11'8" x 7'3" (3.58m x 2.23m)

Range of wall and base units. Gas cooker with extractor fan above. built in oven. plumbing for washing machine. Double glazed window to side.

### BEDROOM ONE 12'1" x 9'2" (3.70m x 2.80m)

Double glazed window to rear. Wood style laminated flooring. Radiator.

### EN-SUITE 8'6" x 5'10" (2.61m x 1.79m)

Panelled bath, wash hand basin and low flush w.c.

### BEDROOM TWO 10'7" x 10'5" (3.23m x 3.20m)

Double glazed window to front. Wood style laminated flooring. Radiator.

## STAIRS TO FIRST FLOOR

### BEDROOM THREE 17'1" x 9'3" (5.21m x 2.82m)

Double glazed window to rear. Wood style laminated flooring. Radiator.

### BEDROOM FOUR 16'9" x 10'0" (5.12m x 3.07m)

Double glazed window to rear. Wood style laminated flooring. Radiator.

### BATHROOM 6'10" x 5'10" (2.09m x 1.78m)

Panelled bath, wash hand basin and low flush w.c.

### EXTERIOR 140' (42.67m)

The front drive provides off street parking. The rear garden is circa 140' in depth.

## AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.

## SELLERS NOTE

The planning of the rear extension can be found on Redbride's planning portal.

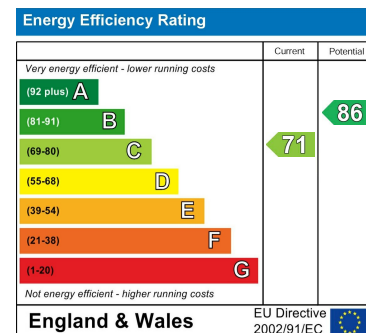
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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