



Eton Road

, Ilford, IG1 2UF

Offers In Excess Of £575,000

Redbridge

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Sandra Davidson Estate Agents are pleased to present this spacious middle terrace extended family home situated between Ilford Lane and South Park Drive. The property is in a popular residential location close to convenience store and bus routes. Ilford Station (TFL Rail - Zone 4) and Ilford Town Centre are also in close proximity. The accommodation comprises: through lounge, extended kitchen, four bedrooms, ground floor cloakroom, first floor bathroom and second floor shower room. Other benefits include double glazing, gas central heating and a spacious rear garden. Viewings are highly recommended to avoid disappointment.



ENTRANCE

LOUNGE 24'5" x 11'7" (7.45m x 3.54m)

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

KITCHEN 16'10" x 13'6" (5.15m x 4.13m)

Range of wall and base units. gas cooker with extractor fan above. Tiled flooring. Radiator.

UTILITY AREA 7'9" x 4'2" (2.37m x 1.29m)

plumbing for washing machine and dryer. Further access into garden.

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'10" x 11'5" (3.63m x 3.49m)

Double glazed window to front. Fitted wardrobes. Carpeted flooring. Radiator.

BEDROOM TWO 12'2" x 11'5" (3.71m x 3.49m)

Double glazed window to rear. Fitted wardrobes. Carpeted flooring. Radiator.

BEDROOM THREE 8'4" x 5'7" (2.56m x 1.72m)

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

BATHROOM 8'7" x 10'1" (2.64m x 3.08m)

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

STAIRS TO SECOND FLOOR

BEDROOM FOUR 19'2" x 15'11" (5.86m x 4.87m)

Double glazed window to front and rear. Fitted wardrobes. Carpeted flooring. Eaves storage. Radiator.

SHOWER ROOM 5'5" x 5'5" (1.67m x 1.67m)

Shower cubicle, wash hand basin and low flush w.c.

EXTERIOR

Off street parking.

OUTBUILDING

Lighting and power points.

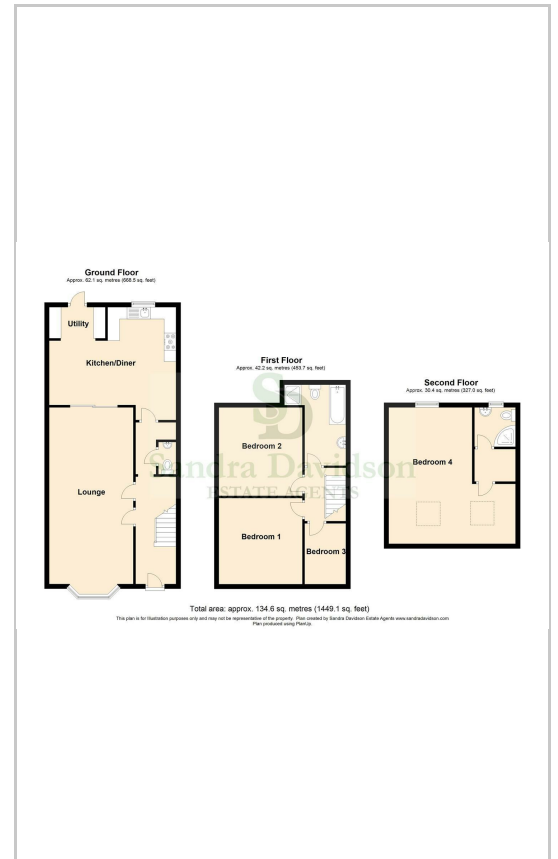
AGENTS NOTE

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

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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