



Water Lane

, Ilford, IG3 9HT

£780,000

redbridge

F



Sandra Davidson Estate Agents are pleased to present this extended, semi detached bungalow in the popular Seven Kings Bungalow Estate. The property is close distance of Seven Kings Station (Crossrail - Zone 4) and South Park. The property comprises: five bedrooms, spacious reception rooms, large open plan kitchen/diner, first floor family bathroom, ground floor cloakroom and en-suite. Other benefits include: Gas central heating, double glazing and off street parking. Properties on this road rarely become available, therefore internal inspection is recommended to avoid disappointment.

*****CHAIN FREE*****



ENTRANCE

LOUNGE/POSSIBLE BEDROOM 17'6" x 12'10" (5.35m x 3.92m)

Double glazed window to front. Hardwood flooring. Radiator.

UTILITY ROOM 11'6" x 4'11" (3.51m x 1.52m)

Plumbing for washing machine and dryer. Wall mounted boiler untested.

KITCHEN/DINING 42'1" x 13'4" (12.83m x 4.07m)

Large open plan area. Wall and base units. Gas cooker. Single bowl drainer sink unit. Tiled flooring. Radiator. Double glazed window and door to rear.

CLOAKROOM 4'9" x 2'8" (1.45m x 0.83m)

Wash hand basin and low flush w.c.

BEDROOM ONE 18'2" x 14'10" (5.55m x 4.53m)

Double glazed window to rear. Hardwood flooring. Radiator.

En-suite: panelled bath, shower cubicle, wash hand basin and low flush w.c.

BEDROOM TWO 18'11" x 6'6" (5.77m x 2.00m)

Double glazed window to front. Hardwood flooring. Radiator.

BEDROOM THREE 16'7" x 6'6" (5.08m x 2.00m)

Double glazed window to rear. Hardwood flooring. Radiator.

STAIRS TO FIRST FLOOR

BEDROOM FOUR 17'6" x 12'4" (5.35m x 3.78m)

Double glazed window to rear. Hardwood flooring. Radiator.

BEDROOM FIVE 17'3" x 11'6" (5.28m x 3.53m)

Double glazed window to rear. Hardwood flooring. Radiator.

BATHROOM 8'7" x 7'10" (2.62m x 2.39m)

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

EXTERIOR 103' (31.39m)

The front drive is paved providing off street parking. the rear rear garden is circa 103' in depth.

AGENTS NOTE

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

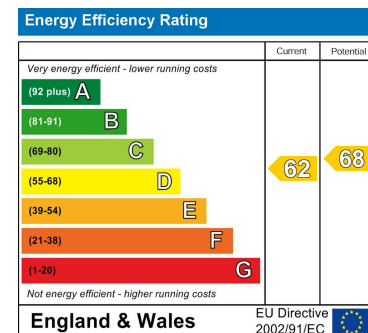
Area Map



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.

353 Green Lane, Seven Kings, Essex, IG3 9TH

Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>