



Levett Gardens, Ilford, IG3 9BU

Offers In Excess Of £725,000





# Levett Gardens

Ilford, IG3 9BU

- EPC - D
- Lounge
- Spacious entrance
- Garage
- Off street parking
- Four bedrooms
- Kitchen
- Two bathrooms
- Circa 135' rear garden

Sandra Davidson Estate Agents are pleased to present this spacious semi detached Triple fronted bungalow, situated on the Seven Kings bungalow estate, located between Forterie Gardens and Capel Gardens. The property has potential to be extended to rear, subject to planning consent. The property is close to local amenities The property comprises: four bedrooms, spacious reception room, fitted kitchen, ground floor bathroom, first floor shower room and large garden approx. 135ft. The property also benefits from a garage to the rear accessed through the side of the property. Viewings are highly recommended to avoid disappointment.



## ENTRANCE

HALLWAY 15'3" x 11'8" (4.67m x 3.57m)

RECEPTION ONE 26'6" x 12'0" (8.09m x 3.68m)

BATHROOM 12'2" x 8'1" (3.71m x 2.48m)

KITCHEN 11'10" x 9'2" (3.63m x 2.81m)

CONSERVATORY 23'5" x 5'10" (7.14m x 1.78m)

UTILITY ROOM 9'1" x 5'5" (2.79m x 1.66m)

BEDROOM ONE 13'10" x 10'3" (4.24m x 3.13m)

## STAIRS TO FIRST FLOOR

BEDROOM TWO 19'3" x 10'9" (5.87m x 3.29m)

BEDROOM THREE 19'3" x 7'1" (5.87m x 2.17m)

BEDROOM FOUR 12'6" x 10'0" (3.82m x 3.07m)

BATHROOM 8'11" x 5'9" (2.72m x 1.76m)





EXTERIOR

150' (45.72m)

GARAGE

18'9" x 8'1" (5.72m x 2.47m)

AGENTS NOTE

Directions





## Floor Plans



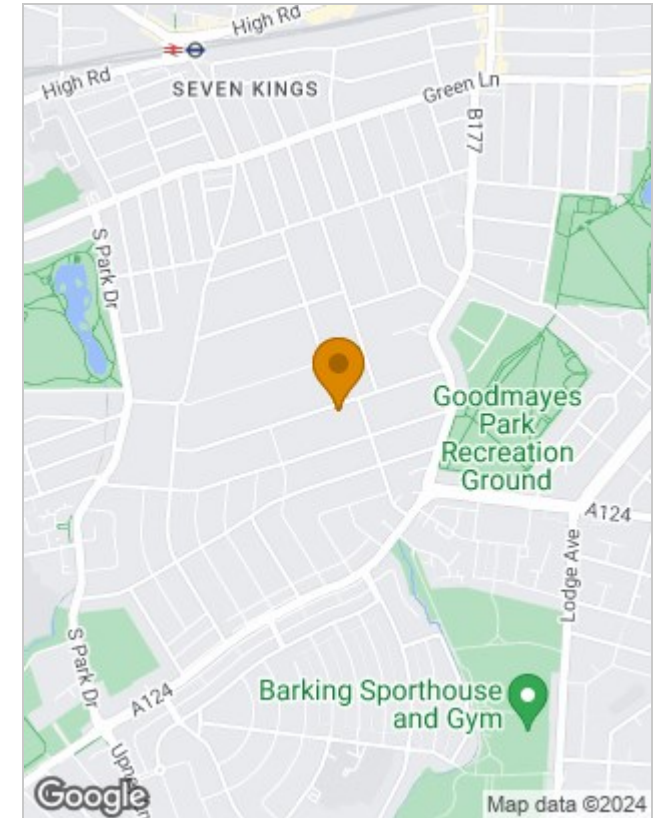
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.

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## Location Map



## Energy Performance Graph

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