



Pembroke Road

, Ilford, IG3 8PG

Guide Price £500,000

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GUIDE PRICE-£500,000-£525,000

Sandra Davidson Estate Agents are pleased to present this spacious, middle terrace three-bedroom family home. Located in a popular location within close proximity to Newbury Park Station and Seven Kings Crossrail station. Local shops, schools and other transport facilities are also close by. The property offers good size accommodation throughout and has the potential to extend into loft, subject to local authority consent. The accommodation comprises; lounge, kitchen, three bedrooms, cloakroom and a first-floor family bathroom. The property also benefits from off-street parking and a rear garden. Viewings are highly recommended.



ENTRANCE

LOUNGE 24'3" x 12'0" (7.41m x 3.66m)

Double glazed window to front. Carpeted flooring. Radiator.

KITCHEN 8'7" x 6'10" (2.62m x 2.09m)

Open plan kitchen. Range of wall and base units. Gas cooker with extractor fan above. plumbing for washing machine.

CONSERVATORY 18'5" x 9'8" (5.63m x 2.95m)

Double glazed window and door to rear.

CLOAKROOM 7'7" x 3'7" (2.33m x 1.11m)

Wash hand basin and low flush w.c.

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'10" x 11'6" (3.63m x 3.51m)

Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM TWO 11'10" x 10'0" (3.63m x 3.06m)

Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM THREE 6'9" x 6'8" (2.06m x 2.04m)

Double glazed window to front. Carpeted flooring. Radiator.

BATHROOM 8'2" x 6'0" (2.49m x 1.83m)

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

EXTERIOR 42 (12.80m)

The front drive provides off street parking.

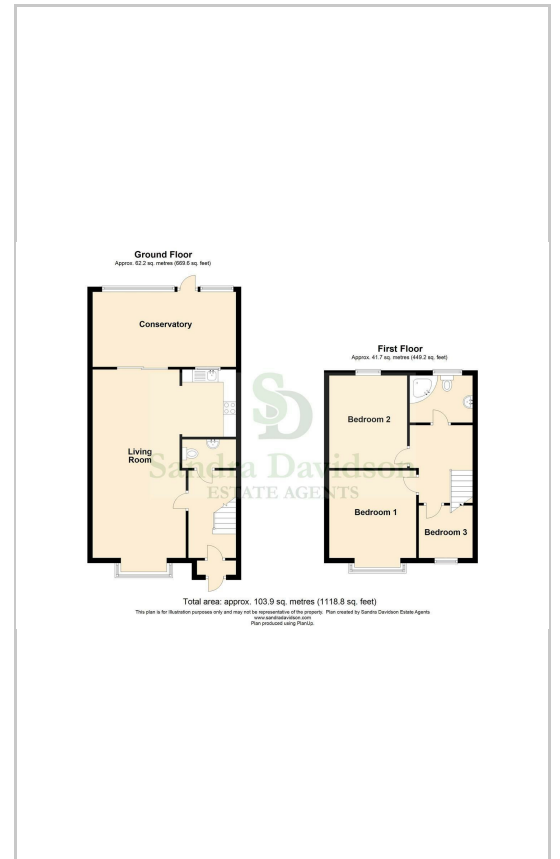
AGENTS NOTE

Double glazed bay sash windows to front. Carpeted flooring. Radiator.

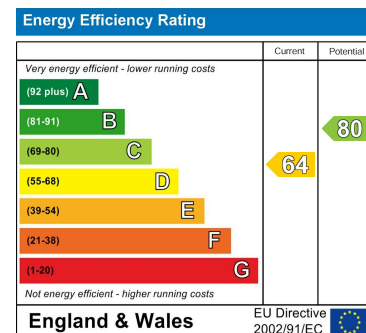
Area Map



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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