



Cambridge Road, Ilford, IG3 8LZ

Offers In Excess Of £700,000





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# Cambridge Road

Iford, IG3 8LZ

- EPC RATING D
- Three reception rooms
- Off street parking
- Close to stations
- Six bedrooms
- Four bathrooms
- Extended kitchen

GUIDE PRICE £700,000-£735,000

Sandra Davidson Estate Agents are pleased to present this spacious end of terrace family home, located in a popular residential location between Seven Kings High Road and Meads Lane. The property is within walking distance to both Seven Kings Station (Crossrail - Zone 4) and Newbury Park Stations (Central Line - Zone 4). The accommodation comprises: three reception rooms, extended kitchen, six bedrooms and four bathrooms. Other benefits include off street parking, brick built outbuilding, double glazed windows and gas central heating. Viewings are highly recommended to avoid disappointment.



## ENTRANCE

RECEPTION ONE 13'11" x 10'9" (4.26m x 3.29m)

RECEPTION TWO 11'3" x 10'7" (3.43m x 3.24m)

DINING AREA 19'11" x 17'1" (6.08m x 5.21m)

KITCHEN 19'11" x 8'9" (6.08m x 2.68m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 13'2" x 10'7" (4.02m x 3.25m)

## EN-SUITE

BEDROOM TWO 13'9" x 7'9" (4.21m x 2.37m)

BEDROOM THREE 10'8" x 6'2" (3.27m x 1.89m)

BEDROOM FOUR 10'0" x 9'7" (3.05m x 2.93)

BATHROOM 6'10" x 6'10" (2.10m x 2.10m)

## STAIRS TO SECOND FLOOR



BEDROOM FIVE 19'9" x 8'3" (6.03m x 2.53m)  
BEDROOM SIX 11'1" x 8'9" (3.40m x 2.67m)  
SHOWER ROOM 10'0" x 3'0" (3.07m x 0.92m)  
EXTERIOR 25' (7.62m)  
OUTBUILDING  
AGENTS NOTE

Directions

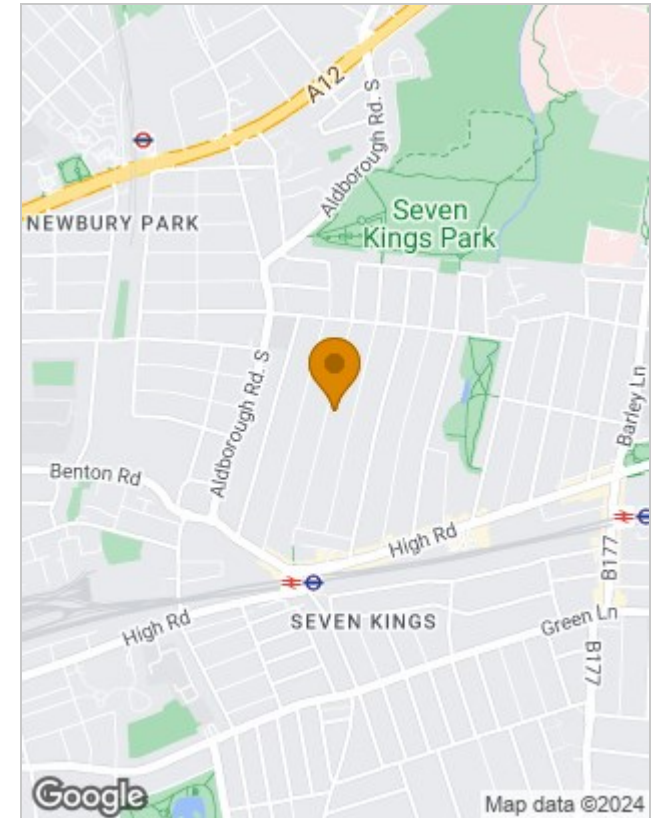




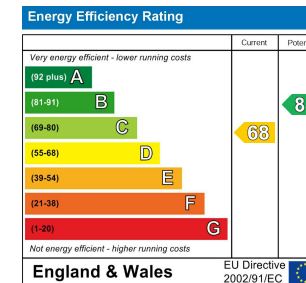
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.