



Cambridge Road

, Ilford, IG3 8LZ

redbridge

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Offers In Excess Of £700,000



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)

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

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

Bi-folding panel doors. Wood style laminated flooring. Radiator.

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

Double glazed window to side. Tiled flooring.

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

Range of wall and base units. Freestanding cooker. Double bowl drainer sink. Double glazed window and door to rear.

STAIRS TO FIRST FLOOR

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

Double glazed window to front. Wooden flooring. Radiator.

EN-SUITE

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

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

Double glazed window to rear. Wooden flooring. Radiator.

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

Double glazed window to front. Wooden flooring. Radiator.

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

Double glazed window to rear. Wooden flooring. Radiator.

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

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

STAIRS TO SECOND FLOOR

BEDROOM FIVE 19'9" x 8'3" (6.03m x 2.53m)

Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM SIX 11'1" x 8'9" (3.40m x 2.67m)

Double glazed window to rear. Carpeted flooring. Radiator.

SHOWER ROOM 10'0" x 3'0" (3.07m x 0.92m)

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

EXTERIOR 25' (7.62m)

The front drive provides off street parking. The rear garden is circa 25' in depth.

OUTBUILDING

Double glazed window and door to front. Lighting and power points.

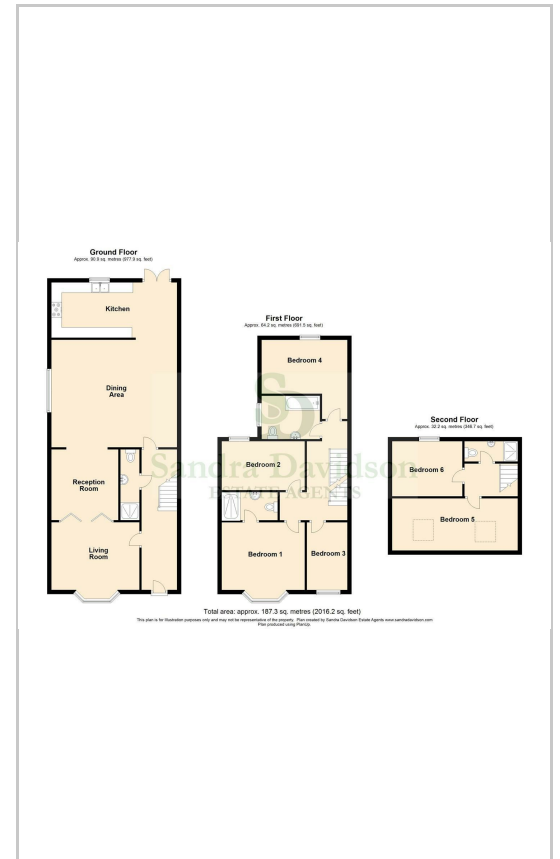
AGENTS NOTE

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

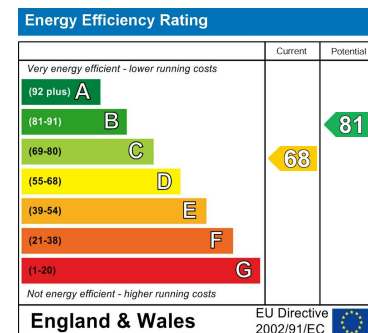
Area Map



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.

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