



Green Lane

, Ilford, IG3 9LJ

£550,000

Redbridge

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Sandra Davidson Estate Agents are pleased to present this spacious middle terrace family home located on Green Lane close to the junction with Goodmayes Lane. The property is ideally situated for those needing to commute, as Goodmayes Station and Seven Kings station is within comfortable walking distance. Local bus routes and shops can also be found close by. The accommodation currently comprises: two reception rooms, three bedrooms and family bathroom to the first floor. Other benefits includes double glazing and gas central heating.



ENTRANCE PORCH

RECEPTION ONE 15'8" into bay x 14'4" (4.79m into bay x 4.37m)

Double glazed bay window to the front. Carpeted flooring. Radiator.

RECEPTION TWO 14'7" x 9'10" (4.45m x 3.01m)

Carpeted flooring. Radiator. Double glazed double doors to garden.

KITCHEN 11'10" x 9'10" (3.61m x 3.00m)

Range of wall and base units. Space for washing machine and fridge/freezer. Gas cooker. Oven. Sink. Double glazed window and door to garden.

STAIRS TO FIRST FLOOR

BEDROOM ONE 15'7" into bay x 11'8" (4.75m into bay x 3.58m)

Double glazed bay window to the front. Carpeted flooring. Radiator. Built in wardrobes.

BEDROOM TWO 11'8" x 11'6" (3.57m x 3.53m)

Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM THREE 8'8" x 8'2" (2.65m x 2.51m)

Double glazed window to front. Carpeted flooring. Radiator.

BATHROOM 8'4" x 5'0" (2.55m x 1.53m)

Corner panelled bath. Wash hand basin. Built in cupboard. Double glazed window.

WC 5'2" x 2'8" (1.60m x 0.83m)

Low level toilet. Double glazed window to rear.

EXTERIOR

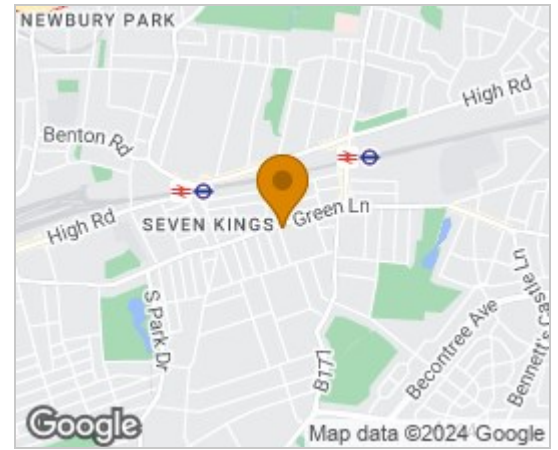
Garden to rear.

Potential for off street parking (STP)

AGENTS NOTE

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

Area Map



Floor Plans



Energy Efficiency Graph

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

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