**Sandra Davidson**
ESTATE AGENTS

Chester Road, Ilford, IG3 8PX

Offers In Excess Of £475,000

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# Chester Road

Ilford, IG3 8PX

- EPC - D
- GROUND FLOOR BATHROOM
- EXTENDED TO THE GROUND FLOOR
- FANTASTIC LOCATION
- THREE BEDROOM HOUSE
- OFF STREET PARKING
- LOFT ROOM
- PARK BACK ON TO THE PROPERTY

Sandra Davidson Estate Agents are pleased to present this middle terrace family home situated off Seven Kings High Road. The property is situated in a popular residential location with local amenities such as shops and public transport close by. Transport links such as Seven Kings and Goodmayes Station are nearby. The accommodation comprises: through lounge, kitchen, three bedrooms and a ground bathroom. The property benefits from double glazing, gas central heating and off street parking. Viewings are highly recommended to avoid disappointment.

ENTRANCE

THROUGH LOUNGE  24'10" x 11'1" max (7.58m x 3.40m max)

KITCHEN  14'1" x 7'10" (4.31m x 2.41m)

GROUND FLOOR SHOWER ROOM  7'2" x 5'9" (2.20m x 1.76m)

STAIRS TO FIRST FLOOR

BEDROOM ONE  17'3" x 11'1" (5.27m x 3.39m)

BEDROOM TWO  10'11" x 8'2" (3.33m x 2.51m)

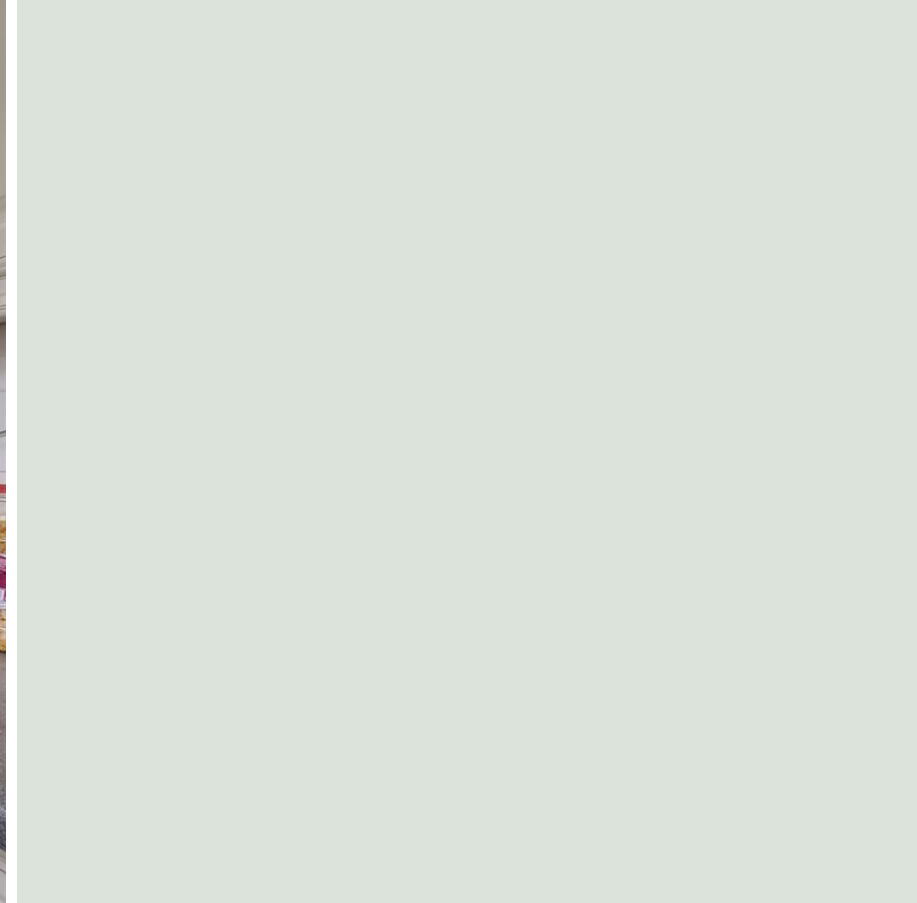BEDROOM THREE  8'9" x 7'2" (2.69m x 2.20m)

STAIRS TO SECOND FLOOR

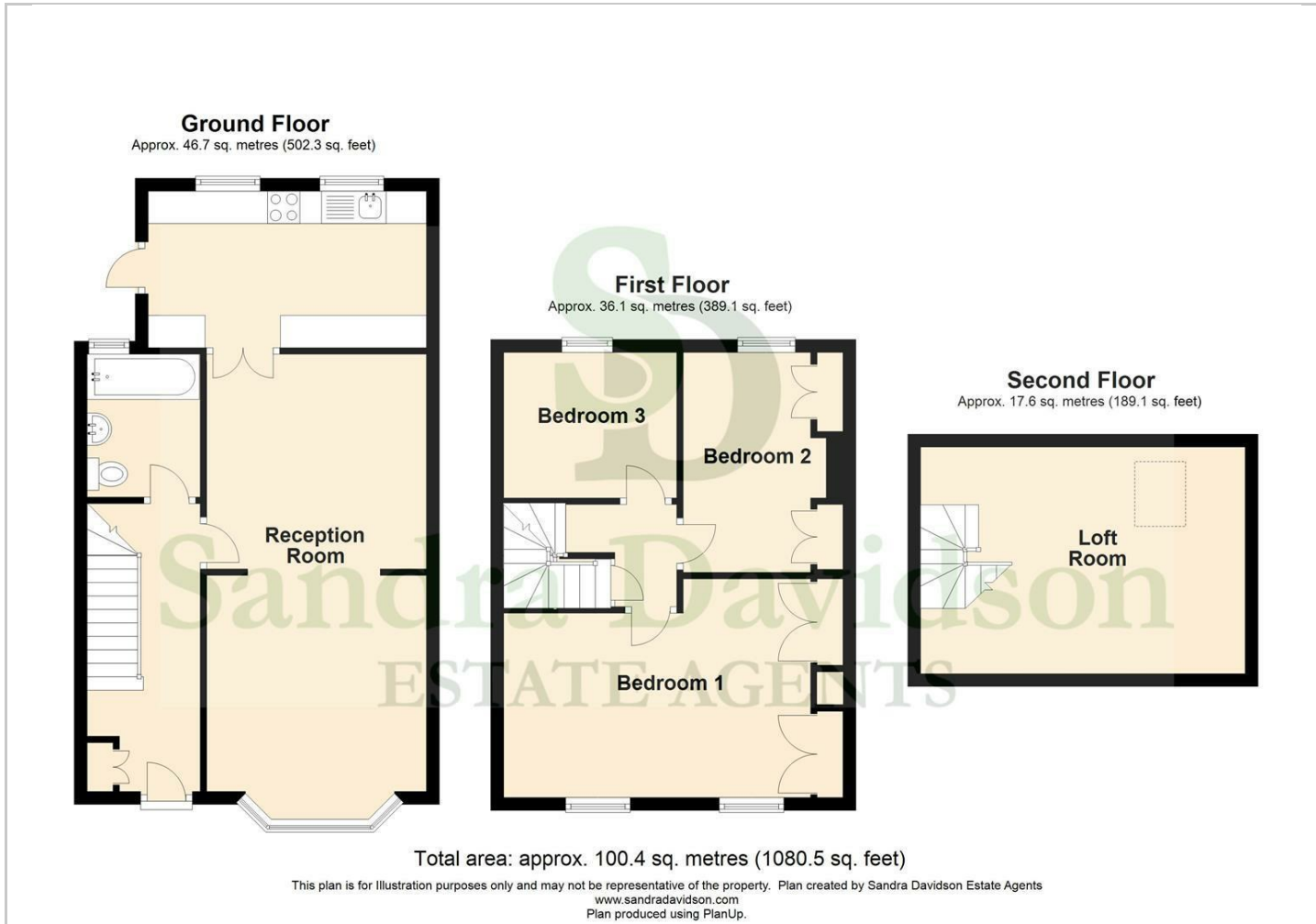LOFT ROOM  16'5" x 11'5" (5.02m x 3.50m)
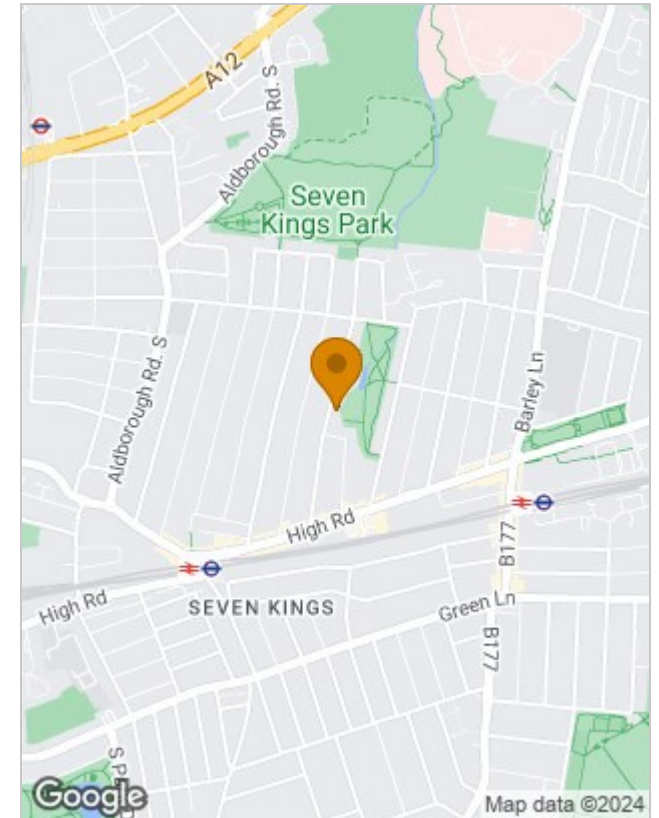
EXTERIOR

AGENTS NOTES

Directions

## Floor Plans

**Ground Floor**
Approx. 46.7 sq. metres (502.3 sq. feet)

Reception Room

**First Floor**
Approx. 36.1 sq. metres (389.1 sq. feet)

Bedroom 3

Bedroom 2

Bedroom 1

**Second Floor**
Approx. 17.6 sq. metres (189.1 sq. feet)

Loft Room

Total area: approx. 100.4 sq. metres (1080.5 sq. feet)

This plan is for Illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents
www.sandradavidson.com
Plan produced using PlanUp.

## Location Map

## Energy Performance Graph

**Energy Efficiency Rating**

|  | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales**  EU Directive 2002/91/EC
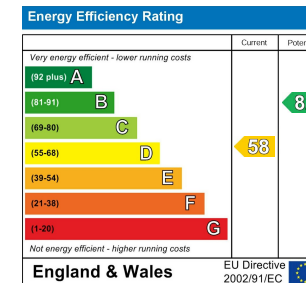
## Viewing

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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