



Eton Road

, Ilford, IG1 2UN

Asking Price £700,000

REDBRIDGE

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Sandra Davidson Estate Agents are pleased to present this rare opportunity to acquire this spacious property with land to side. Properties of such kind very rarely become available in this area. The property benefits from many local amenities such as Tesco, schools, public transport and local shops. The property is close to Seven Kings Station (Zone 4) and local buses with access to Ilford Town. The accommodation comprises: three bedrooms, through lounge, ground floor shower and first floor family bathroom. Other benefits include double glazing, gas central heating and attached garage. Viewings are highly recommended to avoid disappointment.



## ENTRANCE

Via porch.

## RECEPTION ONE 37'4" x 12'11" (11.38 x 3.94)

Double glazed bay window to front. Solid hardwood flooring. Radiator.

## RECEPTION TWO 9'2" x 7'7" (2.79 x 2.32)

Open plan lounge. Solid hardwood flooring. Radiator.

## SAUNA ROOM 8'9" x 7'5" (2.67 x 2.27)

Wooden sauna cubicle. Shower unit. Wash hand basin. Low flush w.c.

## KITCHEN 14'5" x 9'5" (4.40 x 2.86)

Open plan kitchen. Range of wall and base units. Gas cooker with extractor fan above. Built in oven. Double bowl drainer sink unit. Plumbing for washing machine and dish washer. Double glazed window to rear and side.

## GARAGE 16'2" x 8'8" (4.93 x 2.65)

Lighting and power points.

## FIRST FLOOR

### BEDROOM ONE 14'1" x 11'5" (4.30 x 3.49)

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

### BEDROOM TWO 12'10" x 10'8" (3.92 x 3.25)

Double glazed window to rear. Fitted wardrobes. Wood style laminated flooring. Radiator.

### BEDROOM THREE 9'4" x 7'6" (2.85 x 2.29)

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

### FAMILY BATHROOM 8'2" x 6'2" (2.50 x 1.89)

Panelled bath. Wash hand basin. Low flush w.c. Radiator. Double glazed window to rear.

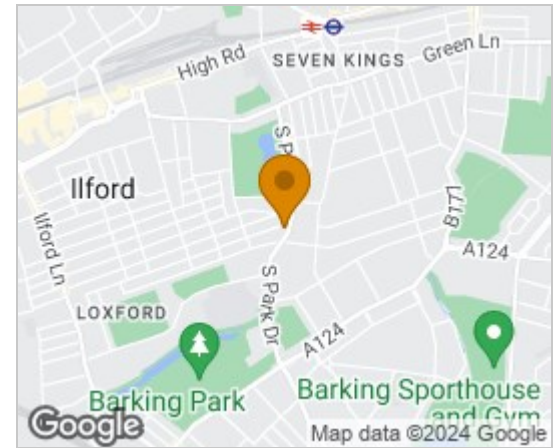
### EXTERIOR 41'0" to apex (12.50 to apex)

The rear garden is part paved remainder laid to lawn. The side plot of land is 10.7m wide to apex.

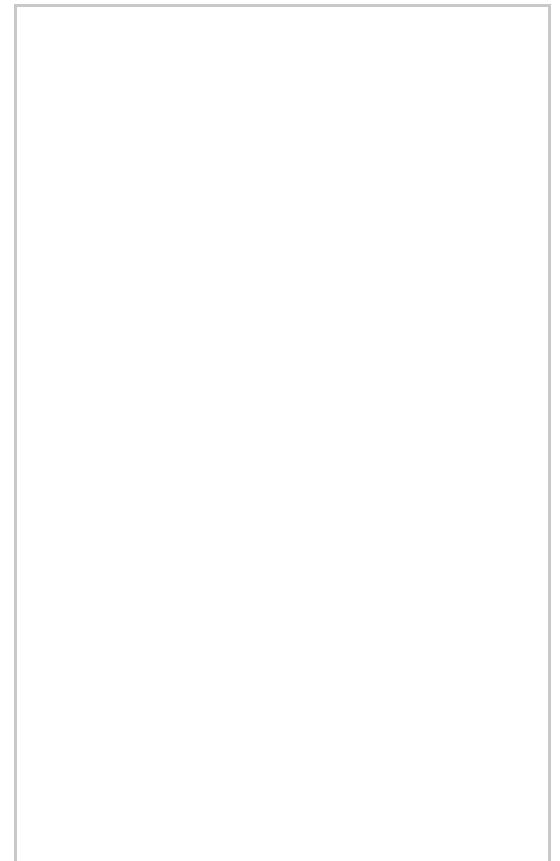
## AGENTS NOTE

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

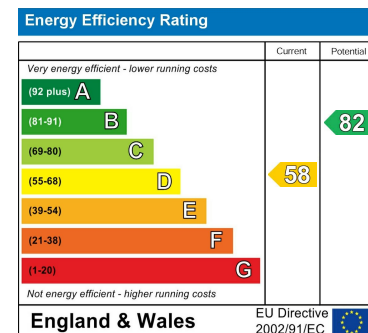
## Area Map



## 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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