

**S** Sandra Davidson  
ESTATE AGENTS



Capel Gardens, Ilford, IG3 9DQ

£550,000

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£550,000

# Capel Gardens

Iford, IG3 9DQ

- EPC - D
- FIRST FLOOR BATHROOM
- DRIVE TO THREE CARS
- GAS CENTRAL HEATING
- THREE BEDROOMS
- SIDE ACCESS TO GARDEN
- DOUBLE GLAZED
- GOOD CONDITON

Sandra Davidson Estate Agents are delighted to offer this three bedroom end-terraced family home located in a popular residential location between Dawlish Drive and Ashburton Ave. Bus routes, Seven Kings Stations, Barking station and shopping centre is easily accessible . The property has been carefully maintained and is well presented. The accommodation comprises: two reception rooms, kitchen, three bedrooms and first floor family bathroom room. The property also benefits from double glazing, gas central heating, side access to the garden and off street parking for multiple cars.

Viewings are highly recommended.



ENTRANCE PORCH

RECEPTION ONE

15'3" into bay x 12'2" (4.65m into bay x 3.72m)

RECEPTION TWO

15'7" into bay x 11'3" (4.75m into bay x 3.45m)

KITCHEN

9'2" x 7'3" (2.81m x 2.21m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

15'3" into bay x 11'8" (4.66m into bay x 3.58m)

BEDROOM TWO

15'6" x 11'2" (4.74m x 3.42m)

BEDROOM THREE

8'11" x 7'1" (2.72m x 2.17m )

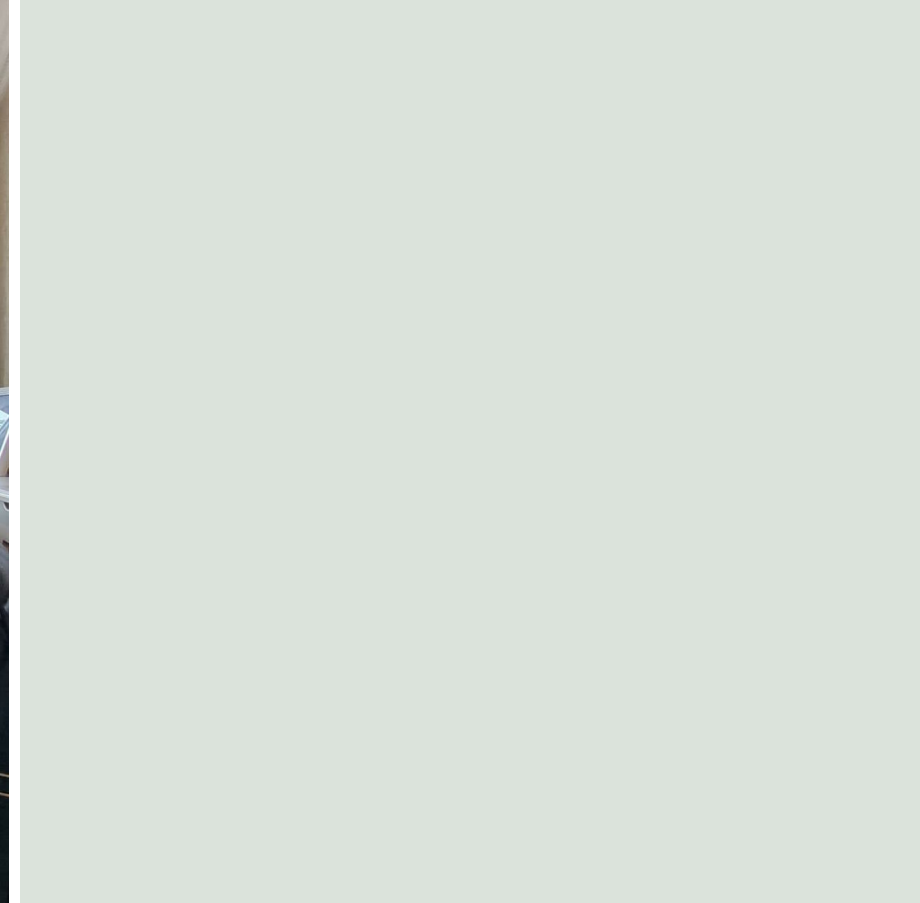
FAMILY BATHROOM

7'7" x 7'1" (2.33m x 2.18m)

EXTERIOR

AGENTS NOTE





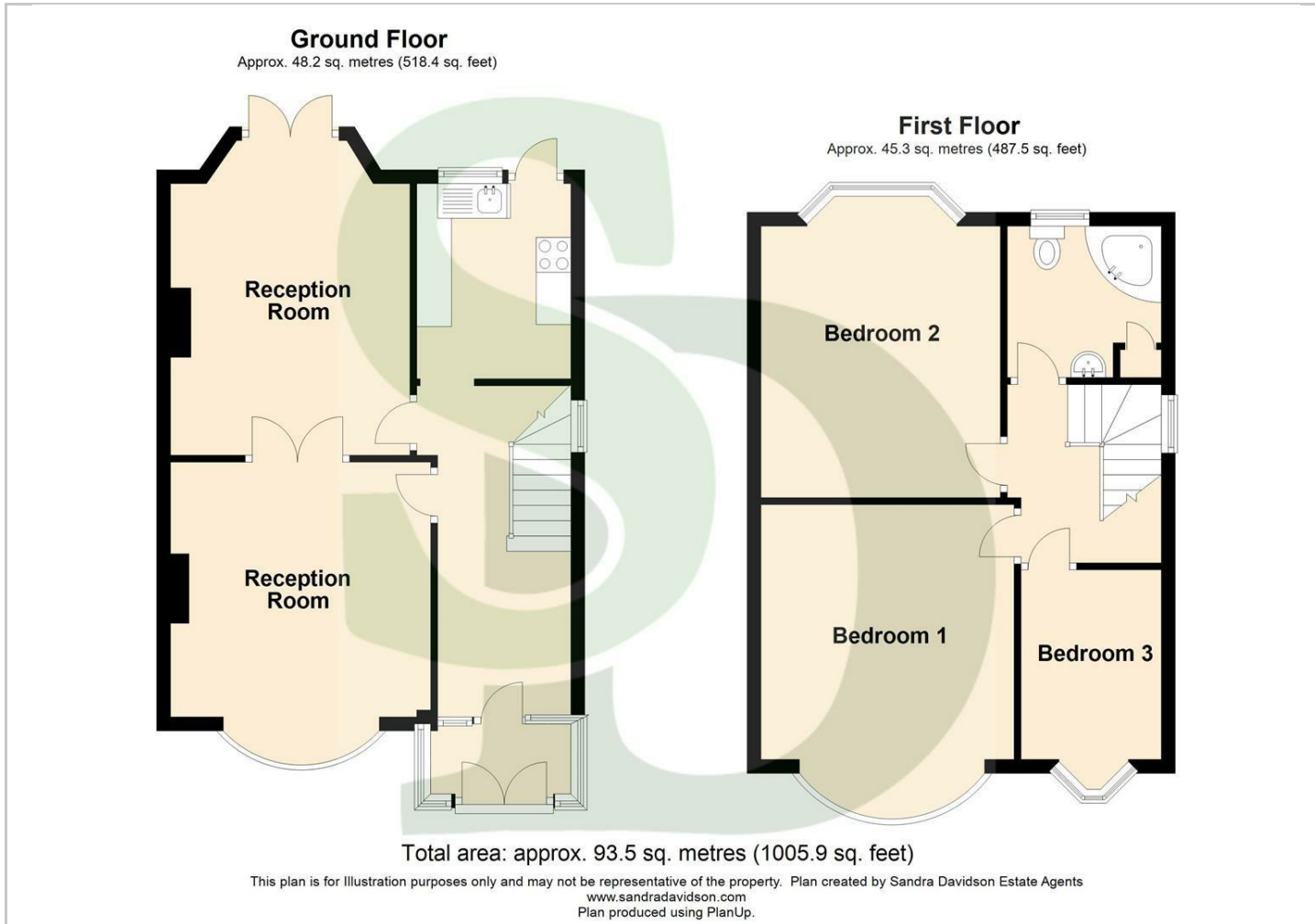
Directions







## Floor Plans



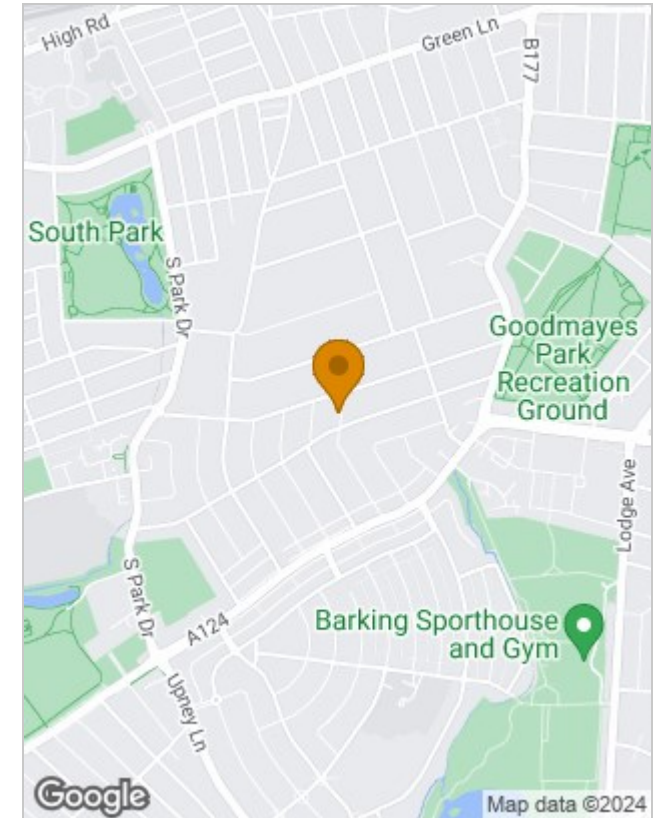
## Viewing

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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## Location Map



## Energy Performance Graph

