



Egerton Gardens, Ilford, IG3 9HP

£1,500,000



Egerton Gardens

Ilford, IG3 9HP

Local Authority: Redbridge

Tax Band: G

- EPC - C
- THREE BATHROOM
- OPEN PLAN KITCHEN - LIVING ROOM
- PROPERTY TO DIE FOR
- MEGA FLOW SYSTEM
- FIVE DOUBLE BEDROOMS
- GARAGE
- 2550 SQ FT
- LARGE GARDEN
- SPICE KITCHEN AND GYM

EGERTON GARDENS - FIVE DOUBLE BEDROOMS - THREE RECEPTION ROOMS - GARAGE - GARDEN TO DIE FOR - MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE- AMAZING CONDITION!!!

DON'T TAKE OUR WORD FOR IT, CALL AND BOOK IT IN!!!

Sandra Davidson Estate Agents are pleased to present this extremely well maintained fully detached bungalow, situated in a quiet and popular road on the prestigious Seven Kings Bungalow Estate. The property comprises: Two separate receptions rooms, open plan reception area to a kitchen with under floor heating, five bedrooms, ground floor shower shower room, family bathroom to the first floor. The property also benefits from gas central heating with heated flooring mega flow, mood lighting, Double glazing, garages to the side and off street parking for multiple cars. There is a spacious rear garden which is beautifully landscaped.

Viewings are highly recommended as property of such size rarely becomes available.

£1,500,000



ENTRANCE 29'10" x 6'6" (9.11 x 2.00)
Double composite door. Shoe and coat cupboards. Tiled flooring. Mood led lighting.

RECEPTION ONE 19'0" into bay x 12'2" (5.80m into bay x 3.72m)
Double glazed window to front. Carpeted flooring. Two radiators. Wall mounted tv cabinet. Double glazed oriel window to side.

RECEPTION TWO/ OFFICE 18'11" x 12'1" (5.79m x 3.70m)
Double glazed window to front. Wood flooring. Two radiators. Built in book shelf and desks. Door to garage.

GARAGE 11'5" x 10'4" (3.48m x 3.15m)
Electric up and over doors. Wall and base units. Cupboard housing boiler and mega flow system. CCTV system.

OPEN PLAN KITCHEN/ LIVING ROOM 33'4" max x 25'8" max (10.18m max x 7.83m max)
Range of wall and base units. Integrated AEG appliances include - 2 ovens, combo microwave with hot plate draw, separate fridge and freezer, five point gas cooker hob with cooker hood and washing machine. Two sinks. Double glazed windows. (Schuco) Bi-fold doors with built in blinds leading to garden. Heated tiled flooring. Roof lantern. Featured electric heater. Feature clock. Led mood lighting. Door to master bedroom.

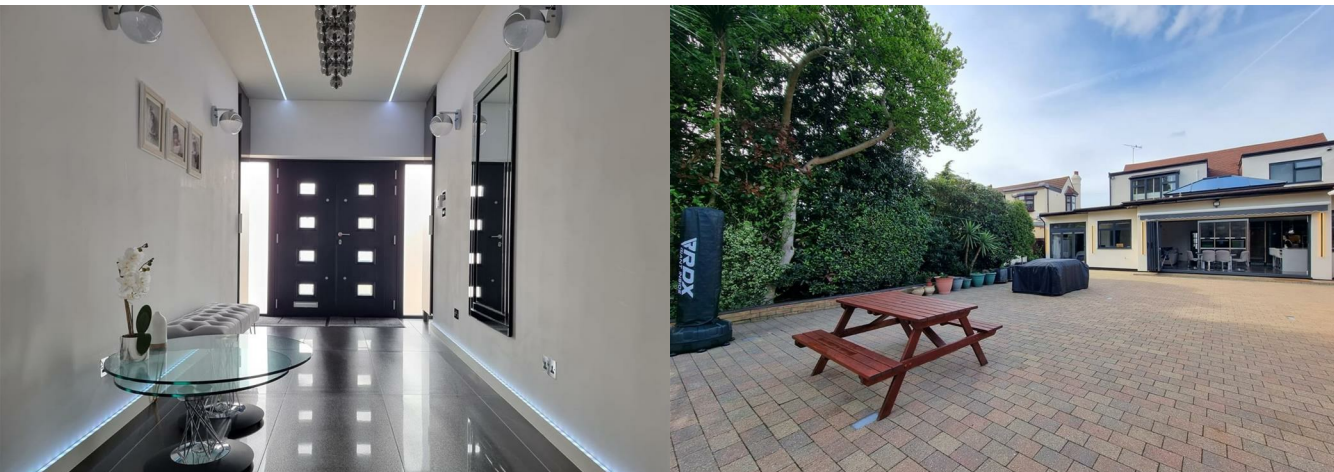
MASTER BEDROOM 13'8" x 9'6" (4.17m x 2.92m)
Double glazed bi-fold doors to garden. Carpeted flooring. Radiator. Open to walk-in wardrobe.

WALK-IN WARDROBE 9'6" x 6'6" (2.90m x 2.00m)
Velux window. Laminate flooring. Built-in cupboards. Door to en-suite.

MASTER BEDROOM EN-SUITE 6'2" x 3'11" (1.89m x 1.20m)
Velux window. Tiled floor to ceiling. Walk-in shower unit. Wall mounted wash hand basin. Low level toilet. Smart mirror. Heated towel rail.

GROUND FLOOR SHOWER ROOM 10'5" x 5'5" (3.19m x 1.66m)
Walk-in shower unit. Low level toilet. Wall mounted wash hand basin. Tiled floor to ceiling. Heated flooring. Smart mirror. Heated towel rail. Double glazed window to side.

STAIRS TO FIRST FLOOR
Led stairs lights leading to first floor.





BEDROOM TWO 16'11" x 11'1" max (5.16m x 3.39 max)
Double glazed oriel window to front. Carpeted flooring. Radiator. Built-in fitted wardrobes.

BEDROOM THREE 16'3" x 8'11" (4.96m x 2.73m)
Double glazed oriel window to rear. Carpeted flooring. Radiator. Built-in fitted wardrobes.

BEDROOM FOUR 12'5" x 11'4" (3.81m x 3.46m)
Double glazed oriel window to side. Carpeted flooring. Radiator. Built-in fitted wardrobes.
Door to eave storage.

BEDROOM FIVE 13'5" x 10'5" (4.09m x 3.20m)
Double glazed oriel window to side. Carpeted flooring. Radiator. Built-in fitted wardrobes.
Door to eave storage.

FAMILY BATHROOM 10'8" x 6'6" (3.26m x 2.00m)
Walk-in shower unit. Panel bath. Low level toilet. Wall mounted wash hand basin. Tiled floor to ceiling. Smart mirror. Heated towel rail. LED mood lighting. Double glazed window to rear.

GARDEN SPICE KITCHEN 15'1" x 10'6" (4.62m x 3.22m)
Range of wall and base units. Free standing cooker. Tiled flooring. Radiator. Double glazed window. Space for washing machine, dryer, dish washer

GARDEN TOILET 10'2" x 5'1" (3.11m x 1.55m)
Tiled floor to ceiling. Low level toilet. Wash hand basin. Boiler for Spice kitchen.

GYM 14'6" x 10'0" (4.42m x 3.07m)
Double glazed patio door and window to garden. Sprung rubber gym flooring.

EXTERIOR
Front - Paved driveway for five cars.
Rear garden - Patio area, side access, spice kitchen, gym, WC. L-Shaped garden. Trees and scrubs.

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







Floor Plans



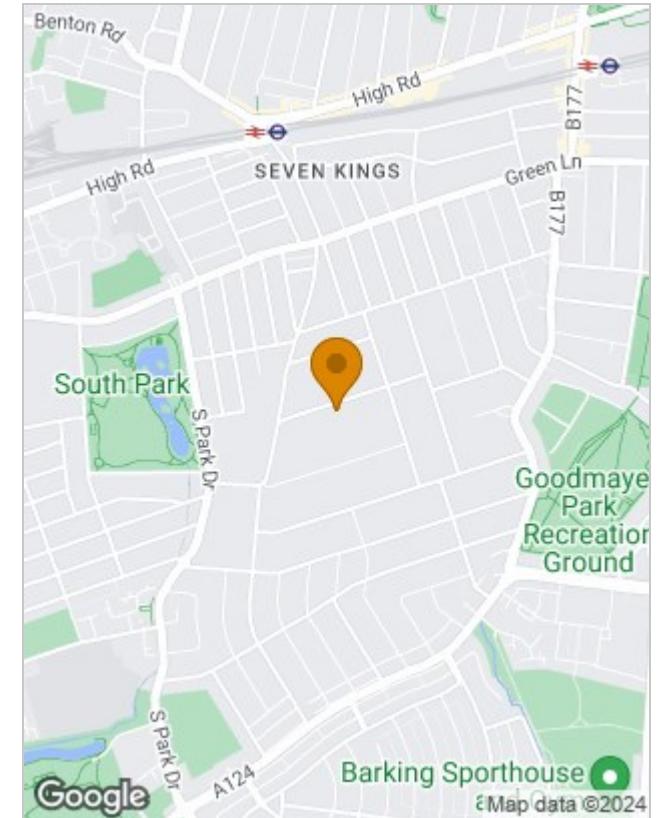
Viewing

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

