



Egerton Gardens, Ilford, IG3 9HP

£1,200,000









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# Egerton Gardens

Iford, IG3 9HP

- EPC - D
- MEGA FLOW SYSTEM
- GARAGE
- DETACHED
- SIX BEDROOMS
- BIG GARDEN
- FANTASTIC LOCATION
- BUNGALOW

EGERTON GARDENS - FIVE DOUBLE BEDROOMS - TWO RECEPTION ROOMS - GARAGE - GARDEN TO DIE FOR - EN-SUITE

CALL AND BOOK IT IN!!!

Sandra Davidson Estate Agents are pleased to present this fantastic opportunity to buy a fully detached bungalow, situated in a quiet and popular road on the prestigious Seven Kings Bungalow Estate. The property comprises: One private reception room, open plan reception area to a kitchen over looking the garden, five bedrooms with en-suite to one, ground floor shower room, family bathroom to the first floor. The property also benefits from gas central heating with mega flow system, 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.



## ENTRANCE PORCH

## ENTRANCE HALL

19'7" max x 14'0" max (5.99m max x 4.29m max)

## BEDROOM ONE

18'11" x 12'5" (5.79m x 3.80m)

## BEDROOM SIX

## RECEPTION ROOM

16'0" x 12'3" (4.89m x 3.75m)

## GROUND FLOOR SHOWER ROOM

9'11" x 7'2" max (3.03m x 2.19m max)

## OPEN PLAN KITCHEN - LIVING ROOM

32'8" max x 18'9" max (9.96m max x 5.73m max)

## UTILITY ROOM

10'11" x 10'4" (3.33m x 3.15m)

## GARAGE

27'1" x 10'9" (8.27m x 3.28m)

## STAIRS TO FIRST FLOOR

## BEDROOM TWO

14'5" x 12'4" (4.40m x 3.77m)





BEDROOM TWO EN-SUITE 10'4" x 3'4" (3.16m x 1.04m)  
BEDROOM THREE 12'2" x 8'10" (3.72m x 2.70m)  
BEDROOM FOUR 11'11" x 8'6" (3.64m x 2.60m)  
BEDROOM FIVE 10'10" x 9'3" (3.31m x 2.83m)  
EXTERIOR  
AGENTS NOTE

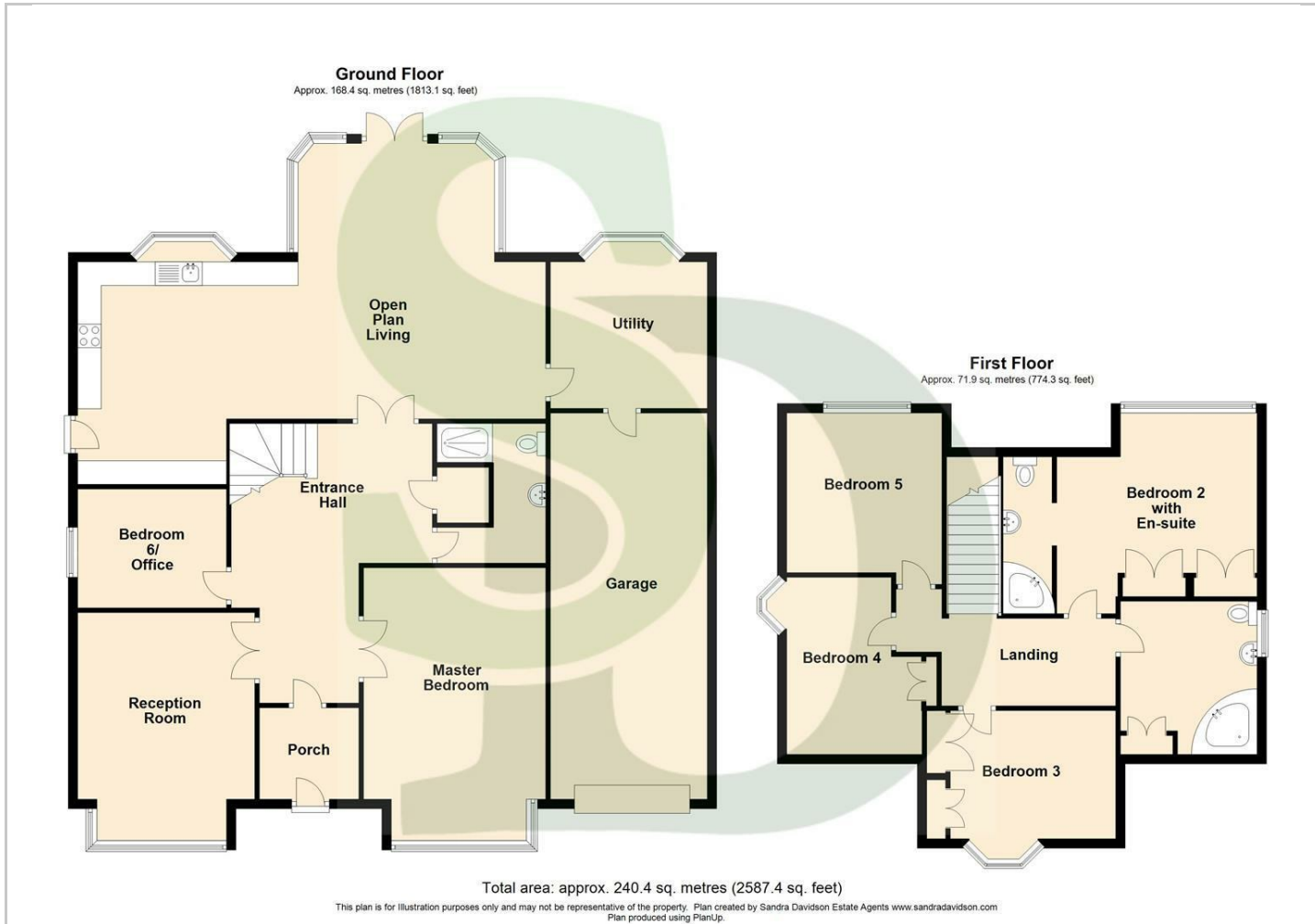
Directions







## Floor Plans



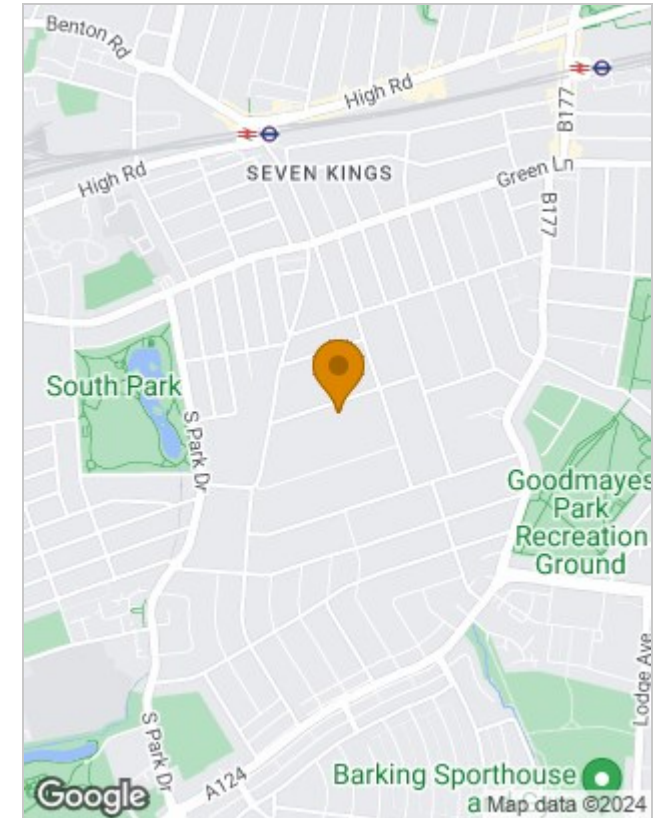
## Viewing

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

