



Egerton Gardens, Ilford, IG3 9HP

Offers In Excess Of £650,000









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# Egerton Gardens

Ilford, IG3 9HP

- EPC RATING E
- Two reception rooms
- Off street parking
- CHAIN FREE
- Three bedrooms
- Kitchen
- 90' Garden

Sandra Davidson Estate Agents are pleased to present this spacious three bedroom semi-detached bungalow situated on the popular Seven Kings Bungalow Estate. Local amenities such as schools, shops and public transport are also in close proximity. The accommodation comprises: two reception rooms, kitchen, three bedrooms and a bathroom. The property also benefits from a spacious 90' rear garden and off-street parking for multiple cars. Viewings are highly recommended to avoid disappointment.

CHAIN FREE



## ENTRANCE

RECEPTION ONE 14'2" x 12'0" (4.33m x 3.67m)

RECEPTION TWO 11'11" x 10'1" (3.65m x 3.09m)

KITCHEN 11'4" x 6'10" (3.47m x 2.10m)

BEDROOM ONE 14'1" x 10'0" (4.31m x 3.05m)

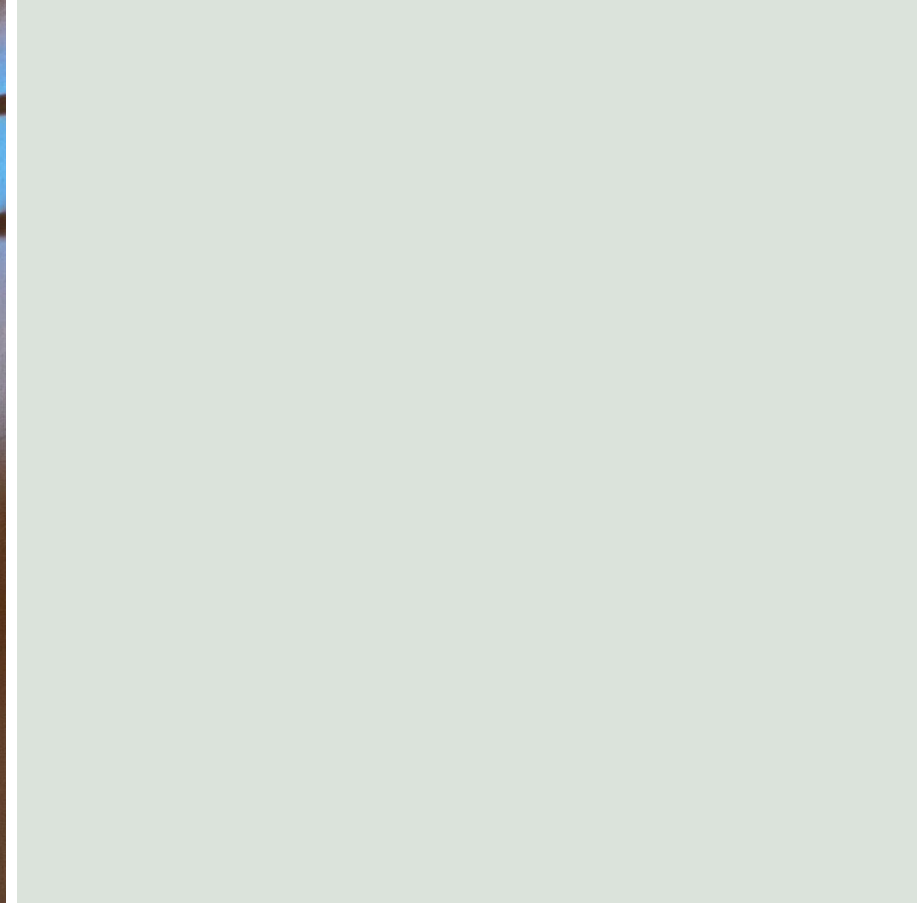
BEDROOM TWO 11'10" x 8'3" (3.62m x 2.52m)

BEDROOM THREE 12'0" x 8'0" (3.67m x 2.44m)

BATHROOM 9'0" x 4'10" (2.75m x 1.49m)

EXTERIOR 90' (27.43m)

AGENTS NOTE



Directions









## Floor Plans



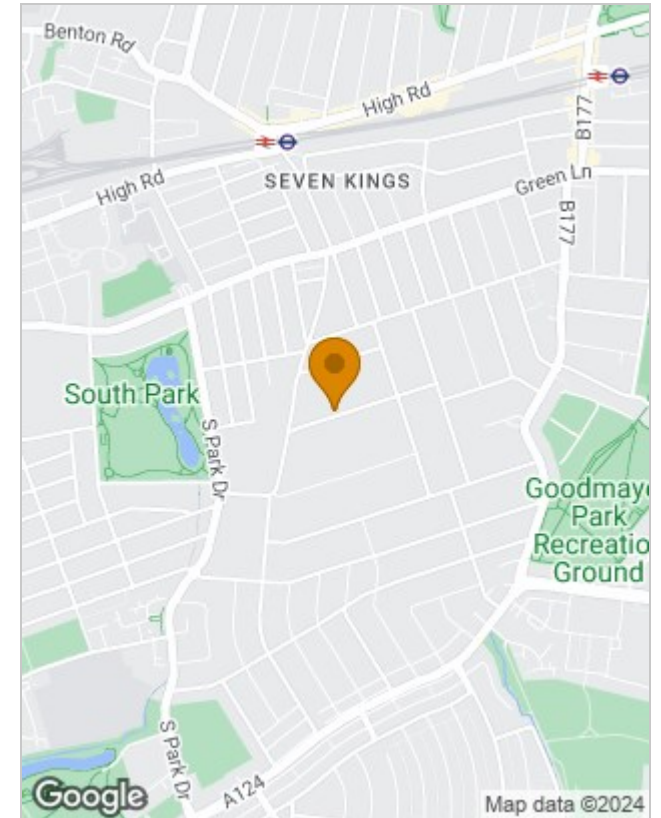
## Viewing

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

