



## Water Lane

, Ilford, IG3 9HE

Offers In Excess Of £500,000

CHAIN FREE

## Redbridge

C



Sandra Davidson Estate Agents are pleased to present this middle terrace property, situated just off Green Lane within comfortable walking distance of Seven Kings Station (TFL Rail - Zone 4 - Crossrail Station). Local bus routes and schools can also be found close by. The property comprises: two reception rooms, kitchen, three bedrooms and two bathrooms. The property also benefits from double glazed windows, gas central heating and rear garden. Viewings are highly recommended.



## ENTRANCE

**LOUNGE** 12'1" x 10'11" (3.70m x 3.34m)

Double glazed window to front. Radiator.

**RECEPTION TWO** 10'11" x 10'5" (3.35m x 3.18m)

Open plan lounge. Radiator.

**EXTENDED KITCHEN** 14'4" x 10'2" (4.39m x 3.11m)

Range of wall and base units. Gas cooker with extractor fan above. Built in oven.

**BATHROOM** 7'7" x 6'10" (2.32m x 2.09m)

Panelled bath, wash hand basin and low flush w.c.

## STAIRS TO FIRST FLOOR

**BEDROOM ONE** 11'6" x 10'11" (3.52m x 3.34m)

Double glazed window to front. Radiator.

**BEDROOM TWO** 11'1" x 8'7" (3.40m x 2.62m)

Double glazed window to rear. Radiator.

**BEDROOM THREE** 10'11" x 5'9" (3.34m x 1.76m)

Double glazed window to front. Radiator.

**SHOWER ROOM** 8'8" x 4'6" (2.66m x 1.38m)

Shower cubicle, wash hand basin and low flush w.c.

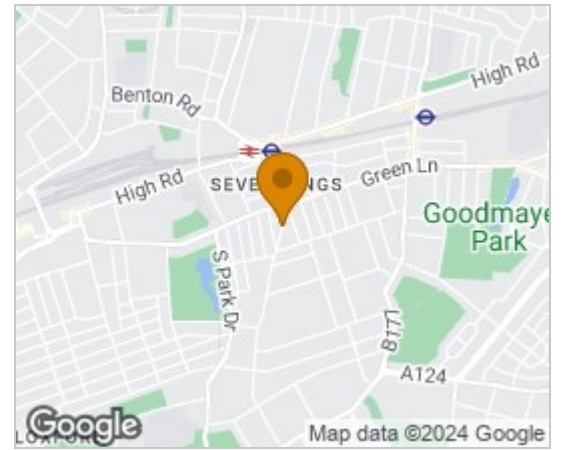
**EXTERIOR** 50' (15.24m)

Rear garden is circa 50' in depth.

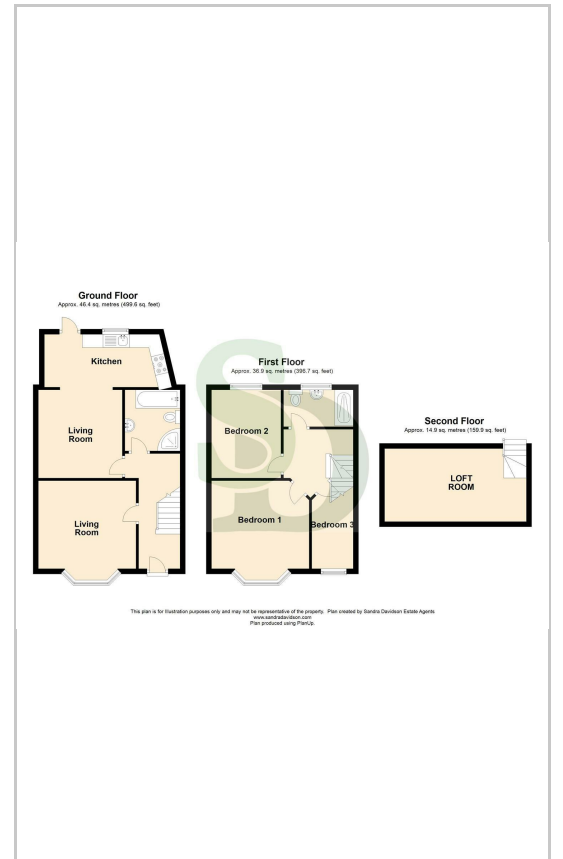
## AGENTS NOTE

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

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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