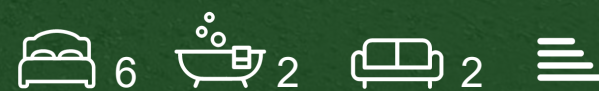




Gyllyngdune Gardens, Ilford, IG3 9HJ

£1,300,000





£1,300,000

Gyllyngdune Gardens

Ilford, IG3 9HJ

- EPC - TBC
- DETACHED BUNGALOW
- GARAGE
- CLOSE TO SEVEN KINGS STATION
- GREAT LOCATION FOR AMENITIES
- SIX BEDROOMS
- PARKING FOR FOUR CARS
- APPROX. 250FT GARDENS
- CLOSE TO SCHOOLS

SIX DOUBLE BEDROOMS - TWO RECEPTION ROOMS - GARAGE - GARDEN TO DIE FOR - Approx. 250ft GARDEN

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: Two private receptions rooms, kitchen - diner, six bedroom, 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 approx. 250ft.

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



| | |
|---|--------------------------------|
| ENTRANCE HALL | 18'4" x 6'11" (5.61m x 2.12) |
| RECEPTION ONE | 19'5" x 14'9" (5.93m x 4.51m) |
| KITCHEN - DINER | 24'3" x 13'10" (7.41m x 4.22m) |
| UTILITY ROOM | 10'0" x 7'9" (3.07m x 2.38m) |
| GROUND FLOOR SHOWER ROOM | 9'8" x 5'4" (2.95m x 1.64m) |
| BEDROOM FOUR (used as a reception room) | 19'5" x 14'10" (5.93m x 4.53m) |
| BEDROOM FIVE | 12'4" x 10'7" (3.76m x 3.24m) |
| BEDROOM SIX (used as an office) | 9'5" x 9'3" (2.89m x 2.82m) |
| RECEPTION TWO | 24'0" x 13'5" (7.33m x 4.09m) |
| STAIRS TO FIRST FLOOR | |
| BEDROOM ONE | 16'7" x 12'6" (5.06m x 3.83m) |



BEDROOM TWO 14'0" x 12'9" (4.29m x 3.89m)
BEDROOM THREE 14'1" x 12'0" (4.30m x 3.68m)
FIRST FLOOR BATHROOM 14'0" x 9'1" (4.29m x 2.78m)
GARAGE 15'4" x 9'1" (4.69m x 2.79m)
EXTERIOR 249'11" (76.20m)
AGENTS NOTE

[Directions](#)





Floor Plans



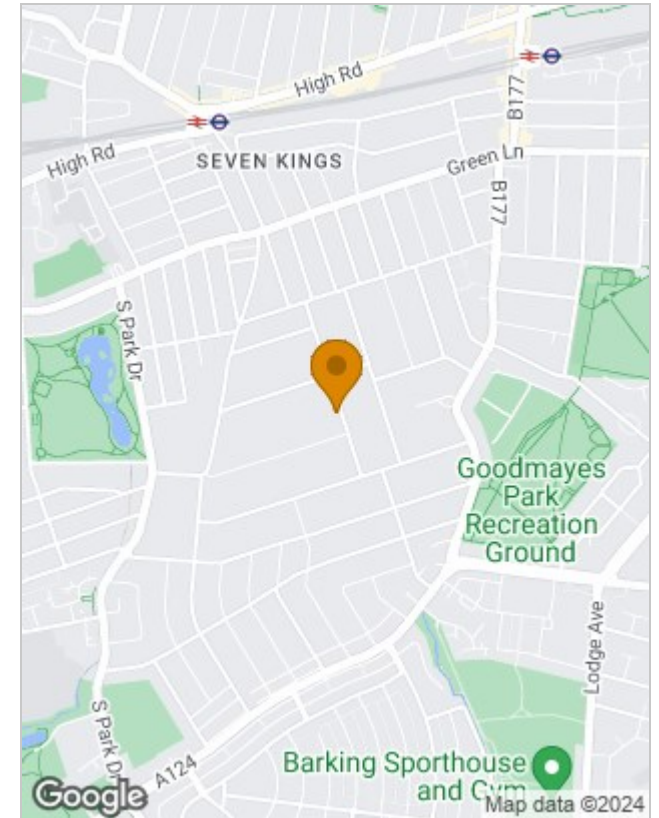
Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

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