



Brownlea Gardens, Ilford, IG3 9NL

Guide Price £750,000



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# Brownlea Gardens

Iford, IG3 9NL

- EPC - C
- OFF STREET PARKING
- LARGE OUTBUILDING
- WALKING DISTANCE TO SEVEN KINGS AND GOODMAYES STATION
- DOUBLE GLAZED WINDOWS
- 4/5 BEDROOM BUNGALOW
- EXTENDED
- OPEN PLAN LIVING
- CLOSE TO SCHOOLS
- GAS CENTRAL HEATING

GUIDE PRICE £775,000

Welcome to this charming 4/5-bedroom, 2-bathroom semi-detached bungalow located in the sought-after Brownlea Gardens, Ilford. This delightful property, built in 1935, boasts a generous 1,049 sq ft of living space, perfect for a growing family.

Upon entering, you are greeted by not one, but two inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The open-plan living room provides a seamless flow throughout the property, creating a warm and welcoming atmosphere.

The property features double-glazed windows, ensuring a cosy and energy-efficient environment all year round. With 4 bedrooms, there is plenty of room for a large family or for those who desire extra space for a home office or hobby room.

One of the standout features of this bungalow is the outbuilding in the garden, offering endless possibilities as a home gym, office, or even a playroom for the little ones. Additionally, the off-street parking provides convenience and security, with space for 2 vehicles.

Located in a tranquil neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities, schools, and transport links.

Don't miss the opportunity to make this 4/5 bed bungalow your new home. Contact us today to arrange a viewing and start envisioning the endless potential this property has to offer.



## ENTRANCE

LOUNGE 16'0" x 15'8" (4.88m x 4.80m)

DINING ROOM 17'5" x 15'5" (5.33m x 4.72m)

KITCHEN 14'0" x 10'5" (4.27m x 3.20m )

BEDROOM ONE 13'3" x 11'8" (4.04m x 3.58m)

BEDROOM TWO 13'5" x 11'6" (4.11m x 3.51m)

BATHROOM 9'3" x 6'5" (2.82m x 1.98m)

STAIRS TO FIRST FLOOR

BEDROOM THREE 18'2" x 11'6" (5.56m x 3.51m)

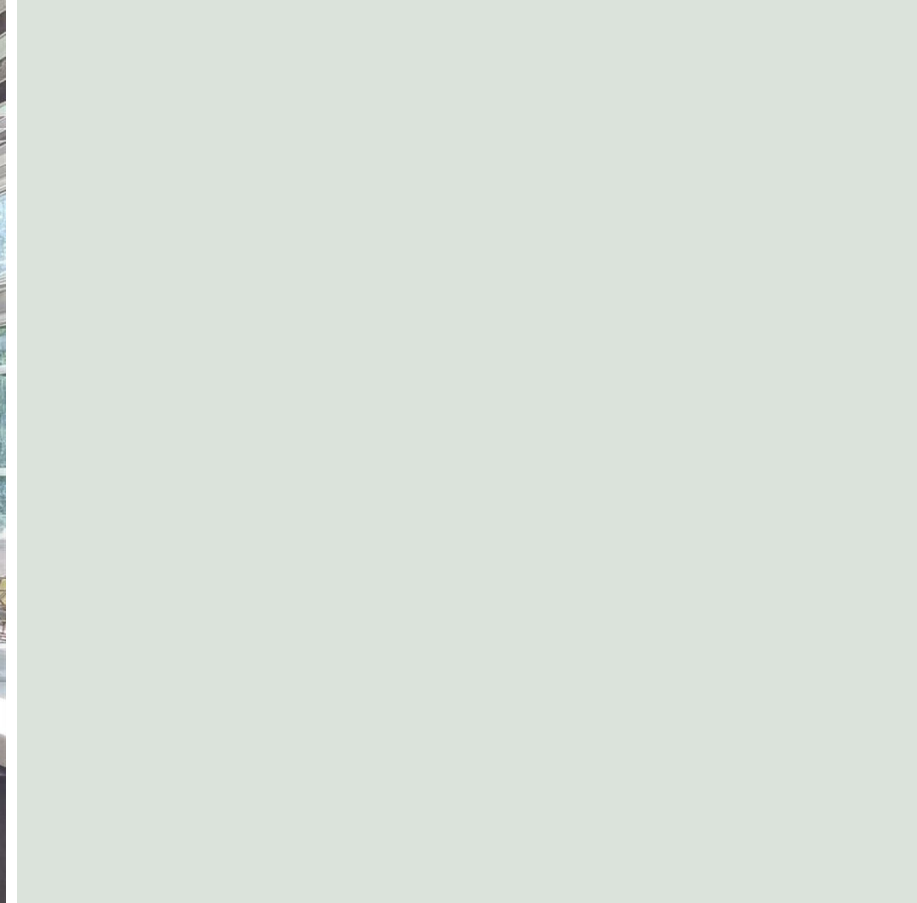
BEDROOM FOUR 18'2" x 8'9" (5.56m x 2.67m)

FIRST FLOOR SHOWER ROOM

BEDROOM FIVE/ OFFICE

EXTERIOR



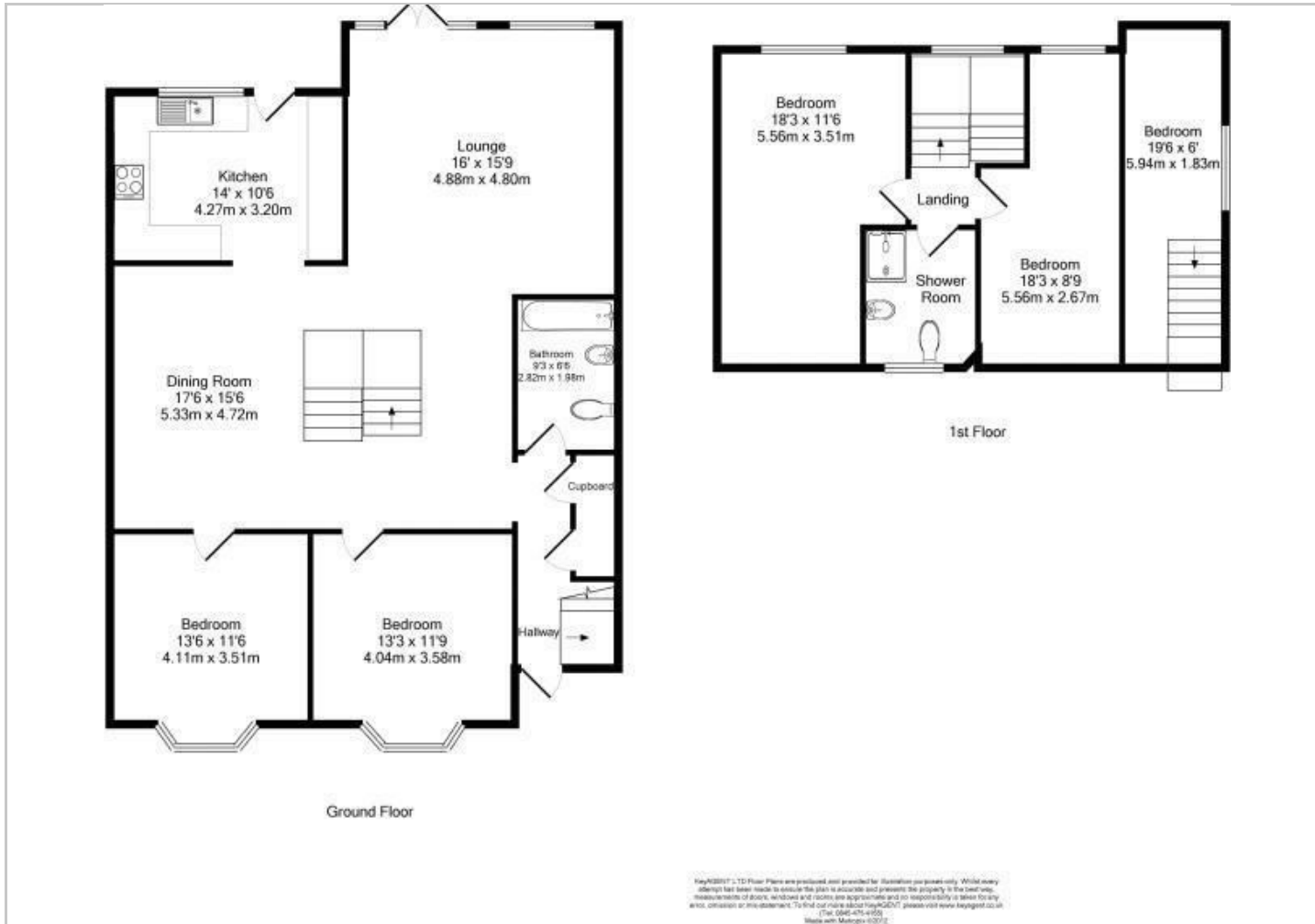


Directions

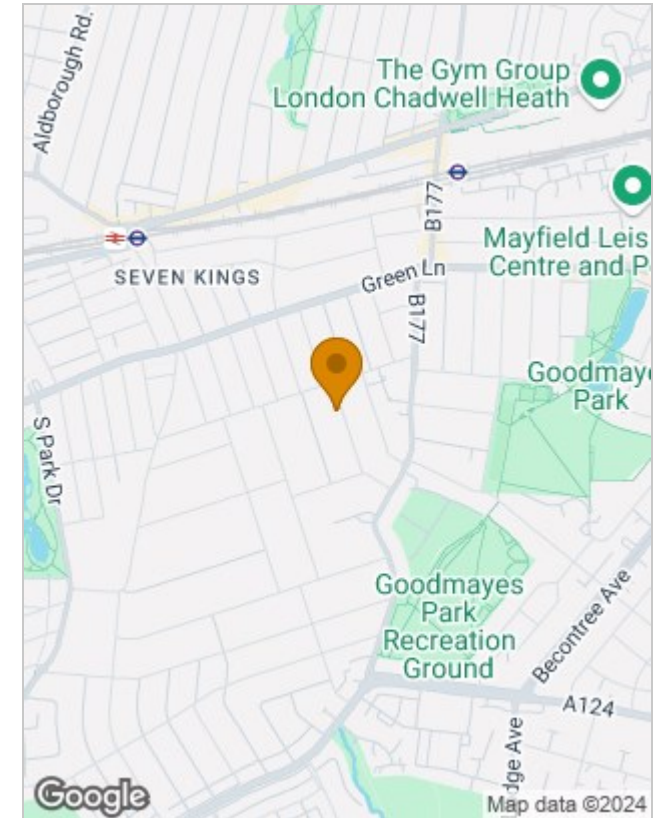




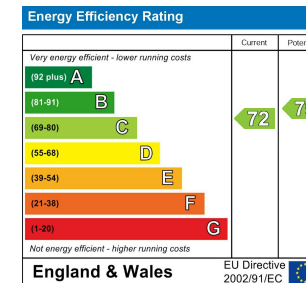
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.