



## Downshall Avenue

, Ilford, IG3 8NB

Guide Price £475,000

GUIDE PRICE £475,000 to £500,000

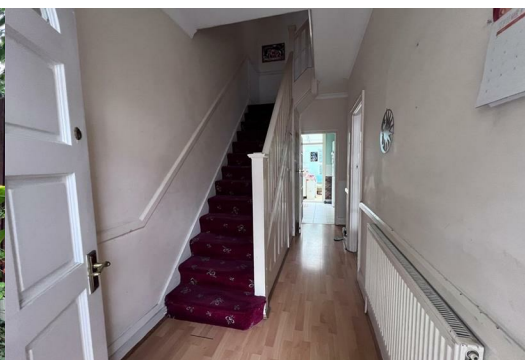
Sandra Davidson are pleased to present this charming property located on Downshall Avenue in the sought-after area of Ilford. This delightful house boasts a cosy reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there is ample space for a growing family or guests.

One of the standout features of this property is the parking space available for one vehicle, providing ease and convenience for those with a car. Whether you're a first-time buyer, a growing family, or someone looking for a peaceful abode, this house on Downshall Avenue is sure to impress.

Don't miss out on the opportunity to make this house your home sweet home in the vibrant town of Ilford. Contact us today to arrange a viewing and take the first step towards owning this lovely property.

## Redbridge

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Total area: approx. 107.3 sq. metres (1155.2 sq. feet)

## ENTRANCE

### THROUGH LOUNGE 24'4" x 13'7" (7.43m x 4.15m)

Double glazed window to front. Wood style laminated flooring. Radiator.

### KITCHEN 8'6" x 7'7" (2.60m x 2.32m)

Range of wall and base units. Gas cooker with extractor fan above. Single bowl drainer sink unit.

### LEAN TO 18'2" x 8'11" (5.56m x 2.73m)

Double glazed window and door to rear.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE 12'0" x 11'10" (3.67m x 3.62m)

Double glazed window to front. Wood style laminated flooring. Radiator.

### BEDROOM TWO 11'11" x 11'10" (3.65m x 3.62m)

Double glazed window to rear. Wood style laminated flooring. Radiator.

### BEDROOM THREE 7'4" x 7'2" (2.26m x 2.20m)

Double glazed window to front. Wood style laminated flooring. Radiator.

### BATHROOM 8'8" x 4'9" (2.65m x 1.46m)

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

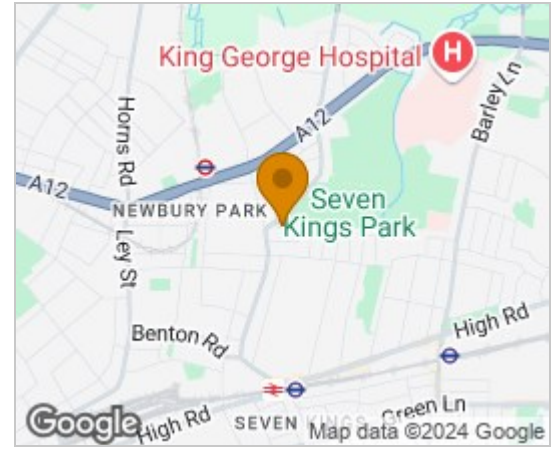
### EXTERIOR 57' (17.37m)

The front drive is paved providing off street parking. The rear garden is circa 57' in depth.

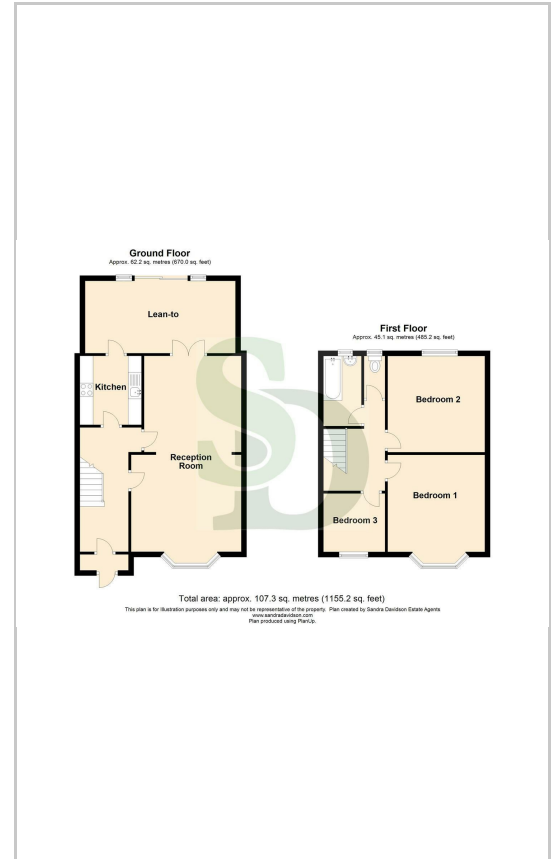
## AGENTS NOTE

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

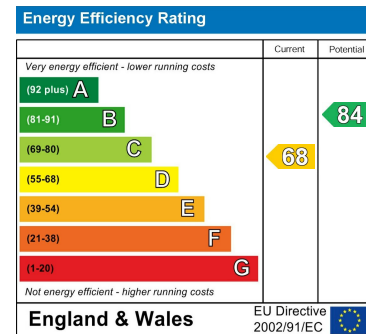
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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