



Piper Way

, Ilford, IG1 4FE

£255,000

CHAIN FREE

Sandra Davidson are pleased to present this charming two-bedroom flat located on Piper Way in the delightful area of Ilford.

Built in 2007, this modern flat offers a contemporary feel with its sleek design and convenient layout. The ground floor location provides easy access, making it ideal for individuals of all ages.

One of the highlights of this property is the chain-free status, allowing for a smooth and hassle-free purchase process. Additionally, the allocated parking space for one car ensures that you will never have to worry about finding parking after a long day.

Whether you are looking to relax in the comfortable reception room or unwind in one of the two well-appointed bedrooms, this flat offers a versatile living space that can be tailored to suit your lifestyle.

Redbridge

C



ENTRANCE

LOUNGE 13'11" x 11'10" (4.26m x 3.62m)

Open plan lounge. Radiator.

KITCHEN 9'1" x 8'7" (2.78m x 2.63m)

Open plan kitchen. Range of wall and base units. Gas cooker with built in oven. Single bowl drainer sink unit.

BEDROOM ONE 11'2" x 9'10" (3.41m x 3.02m)

Double glazed window to side. Radiator.

EN-SUITE 7'10" x 3'7" (2.39m x 1.11m)

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

BEDROOM TWO 10'1" x 8'7" (3.09m x 2.64m)

Double glazed window to side. Radiator.

BATHROOM 7'6" x 5'6" (2.30m x 1.70m)

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

EXTERIOR

Parking for one car via permit.

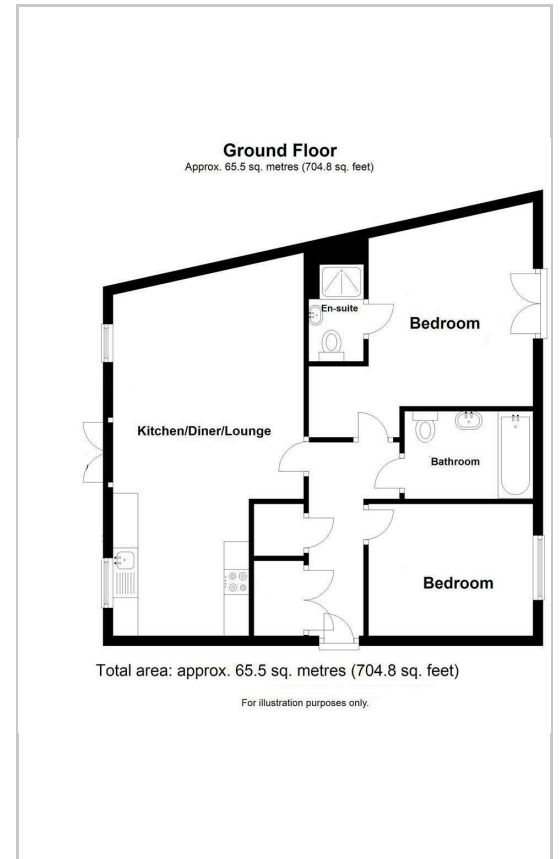
AGENTS NOTE

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) 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		76	77
		EU Directive 2002/91/EC	

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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