



Brancaster Road

, Newbury Park, IG2 7ER

£750,000

Redbridge

D



Nestled on the charming Brancaster Road in Ilford, this splendid end terrace house offers a perfect blend of space and comfort, ideal for family living. With five generously sized bedrooms, this property provides ample room for both relaxation and privacy. The layout includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house boasts three well-appointed bathrooms, ensuring convenience for all residents and visitors alike. This thoughtful design caters to the needs of a modern family, making daily routines more manageable.

The location in Ilford is particularly appealing, with a variety of local amenities, schools, and parks within easy reach. Residents can enjoy the vibrant community atmosphere while benefiting from excellent transport links, making commuting to central London a breeze.

This property is not just a house; it is a home that promises comfort and a welcoming environment for its future occupants. Whether you are looking to settle down with your family or seeking a spacious residence, this end terrace house on Brancaster Road is a remarkable opportunity not to be missed.



ENTRANCE

RECEPTION ONE 24'6" x 12'0" (7.48m x 3.66m)
Double glazed window to front. Wood-style laminated flooring.
Radiator.

RECEPTION TWO 15'9" x 11'3" (4.81m x 3.45m)
Double glazed window to rear. Wood-style laminated flooring.
Radiator.

OFFICE 16'8" x 5'9" (5.09m x 1.76m)
Double-glazed window to front. Wood-style laminated flooring.
Radiator.

KITCHEN 19'7" x 7'11" (5.98m x 2.43m)
Range of wall and base units. Gas cooker with extractor fan
above. Built in oven.

DINING AREA 8'8" x 7'2" (2.66m x 2.20m)
Open plan area.

SHOWER ROOM 8'1" x 3'11" (2.48m x 1.20m)
Shower cubicle, wash hand basin and low flush w.c.

STAIRS TO FIRST FLOOR

BEDROOM ONE 12'0" x 11'6" (3.66m x 3.52m)
Double glazed window to front. Wood-style laminated flooring.
Radiator.

BEDROOM TWO 12'0" x 11'2" (3.68m x 3.42m)
Double glazed window to rear. Wood-style laminated flooring.
Radiator.

BEDROOM THREE 8'4" x 7'4" (2.55m x 2.24m)
Double glazed window to front. Wood-style laminated flooring.
Radiator.

BEDROOM FOUR 11'7" x 5'8" (3.54m x 1.75m)
Double glazed window to front. Wood-style laminated flooring.
Radiator.

BEDROOM FIVE 16'2" max x 8'0" max (4.95m max x 2.44m max)
Double-glazed window to rear. Wood-style laminated flooring.
Radiator.

EN-SUITE 7'9" x 2'7" (2.37m x 0.80m)
Shower cubicle, wash hand basin and low flush w.c.

BATHROOM 7'8" x 7'0" (2.34m x 2.15m)
Panelled bath, wash hand basin and low flush w.c.

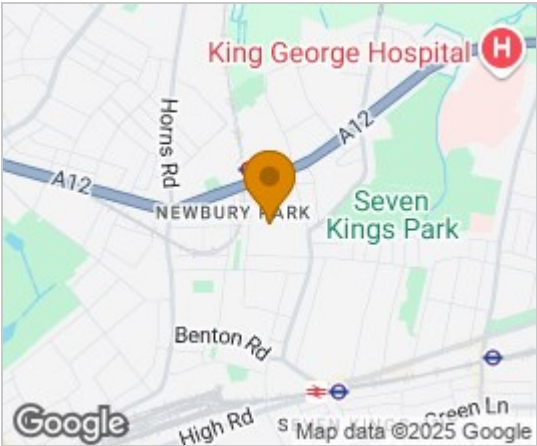
EXTERIOR 44'0" (13.43)
The rear garden is circa 44' in depth.

OUTBUILDING 22'9" x 18'11" (6.95m x 5.78m)
Lighting and power points.

CONSERVATORY
Plumbing for washing machine

AGENTS NOTE
No service or appliances have been tested by Sandra Davidson
Estate Agents.

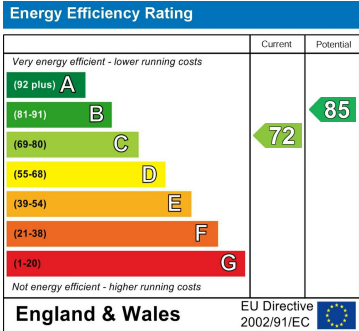
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.