



Lambourne Road

, Ilford, IG3 8BD

Offers In Excess Of £450,000

Redbridge

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Sandra Davidson Estate Agents are pleased to present this spacious middle terrace property within comfortable walking distance of Seven Kings Station (Crossrail - Zone 4). Local bus routes and schools can also be found close by. The property comprises: two reception rooms, kitchen, three bedrooms and first floor family bathroom. The property also benefits from double glazed windows and gas central heating.

Viewings are highly recommended.



ENTRANCE

Via double glazed door.

RECEPTION ONE 13'5" into bay x 12'2" (4.10m into bay x 3.71m)

Double glazed bay window to front. Carpeted flooring. Radiator.

RECEPTION TWO 13'6" into bay x 10'3" (4.12m into bay x 3.14m)

Double glazed doors to garden. Lino flooring. Radiator. Open to kitchen.

KITCHEN 7'8" x 7'6" (2.36m x 2.29m)

Range of wall and base units. Gas cooker. Oven. Sink. Lino flooring. Double glazed to garden. Space for fridge-freezer and washing machine.

STAIRS TO FIRST FLOOR

BEDROOM ONE 13'5" into bay x 12'6" (4.09m into bay x 3.82m)

Double glazed bay window to front. Carpeted flooring. Radiator.

BEDROOM TWO 11'1" x 8'7" (3.38m x 2.64m)

Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM THREE 8'7" x 8'0" (2.62m x 2.44m)

Double glazed window to rear. Carpeted flooring. Radiator.

BATHROOM 8'0" x 4'10" (2.46m x 1.48m)

Panel bath. Wash hand basin. Low level WC. Double glazed to front.

EXTERIOR

Front - Potential off street parking.

Rear - Mainly laid lawn.

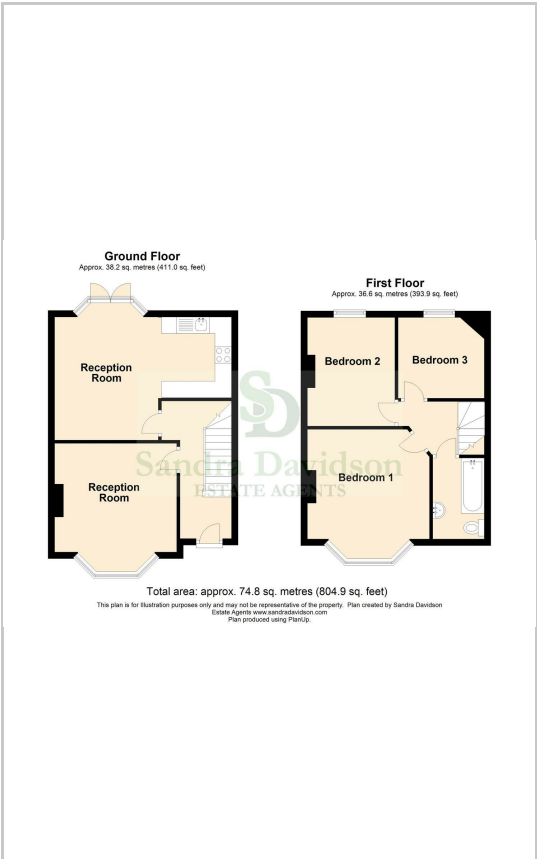
AGENTS NOTE

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

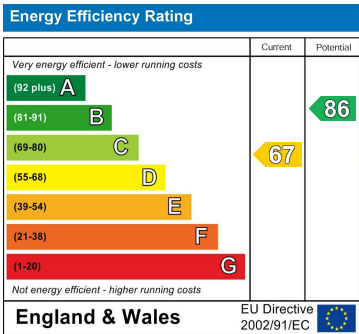
Area Map



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