



**Birch Walk**

, Ilford, IG3 9FP

**£450,000**

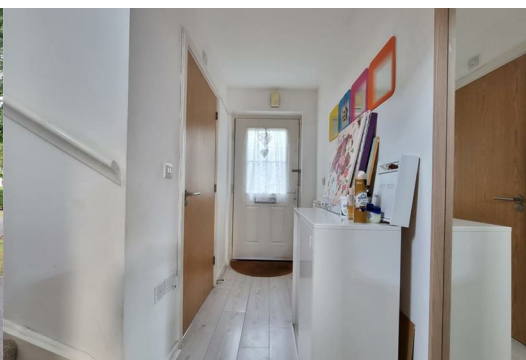
**Redbridge**

**D**



2 Parking Spaces, Rear Side Gardens access

Sandra Davidson Estate Agents are pleased to present this spacious end of terrace three bedroom house situated in an attractive cul-de-sac location on the junction of South Park Drive and Loxford Lane. The property is a bus ride away from Ilford Town Centre which further providing transport link to Ilford Station (Crossrail - Zone 4). The property comprises: spacious open plan lounge to kitchen, ground floor cloakroom, three bedrooms and family bathroom to the first floor. The property also benefits from double glazing, gas central heating and rear garden with rear access. Viewings are highly recommended.





ENTRANCE

**KITCHEN 10'0" x 8'0" (3.07m x 2.44m)**  
Range of wall and base units. Gas cooker. Electric oven. Built-in fridge freezer. Sink. Laminate flooring. Open to Reception room.

**RECEPTION ROOM 23'5" x 15'5" (7.16m x 4.70m)**  
Laminate flooring. Radiator. Door and windows to garden. Open plan to kitchen. Under stair storage.

**GROUND FLOOR WC 10'0" x 8'0" (3.07m x 2.44m)**  
Low level WC. Wash hand basin. Double glazed window to front.

STAIRS TO FIRST FLOOR

**BEDROOM ONE 12'3" x 8'2" (3.75m x 2.50m)**  
Double glazed window to front. Carpeted flooring. Radiator.

**BEDROOM TWO 11'9" x 8'2" (3.59m x 2.50m)**  
Double glazed window to rear. Carpeted flooring. Radiator.

**BEDROOM THREE 7'7" x 7'0" (2.32m x 2.14m)**  
Double glazed window to rear. Carpeted flooring. Radiator.

**BATHROOM 7'0" x 6'2" (2.15m x 1.88m)**  
Tiled flooring. Part tiled walls. Panel bath. Wash hand basin. Low level WC

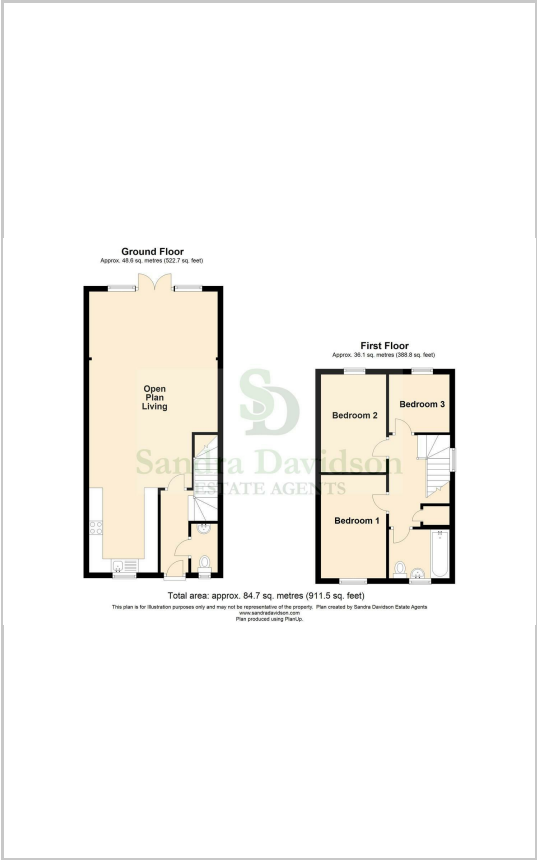
**GARDEN**  
Rear access to garden

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

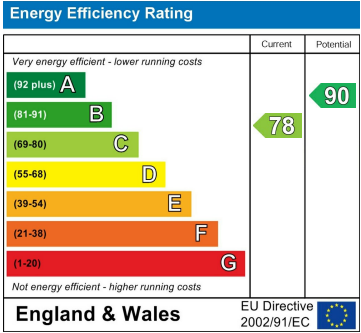
Area Map



Floor Plans



Energy Efficiency Graph



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