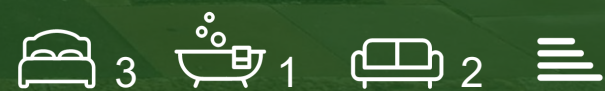




Highbury Gardens, Ilford, IG3 8AA

Offers In Excess Of £500,000





Highbury Gardens

Ilford, IG3 8AA

- THREE BEDROOMS
- DOUBLE GLAZED WINDOWS
- MID TERRACED HOUSE
- CLOSE TO ELIZABETH LINE
- TWO RECEPTION ROOMS
- GOOD CONDITON
- GAS CENTRAL HEATING

Sandra Davidson Estate Agents are pleased to present this spacious middle terrace, three bedroom family home. Situated between Green Lane and Seven Kings High Road, the property is in close proximity to local shops, schools and is ideally located for bus routes and Seven Kings station (TFL Rail - Zone 4). The accommodation comprises: living room, open plan lounge to kitchen, three bedrooms and first floor family bathroom. Other benefits include double glazing, gas central heating and a spacious rear garden. The property has the potential for expansion to create a substantial family house, subject to local authority planning consent. Viewings are highly recommended.



ENTRANCE

RECEPTION ONE 14'1" x 11'9" (4.28 x 3.59)

RECEPTION TWO 12'2" x 10'7" (3.71 x 3.22)

KITCHEN 7'8" x 6'4" (2.34 x 1.93)

LEAN TO 8'0" x 7'4" (2.44 x 2.23)

FIRST FLOOR LANDING

BEDROOM ONE 14'4" x 10'7" (4.38m x 3.24m)

BEDROOM TWO 11'10" x 10'10" (3.61m x 3.31m)

BEDROOM THREE 8'8" x 6'0" (2.66m x 1.85m)

FAMILY BATHROOM

EXTERIOR 147'7" (45')

AGENTS NOTE

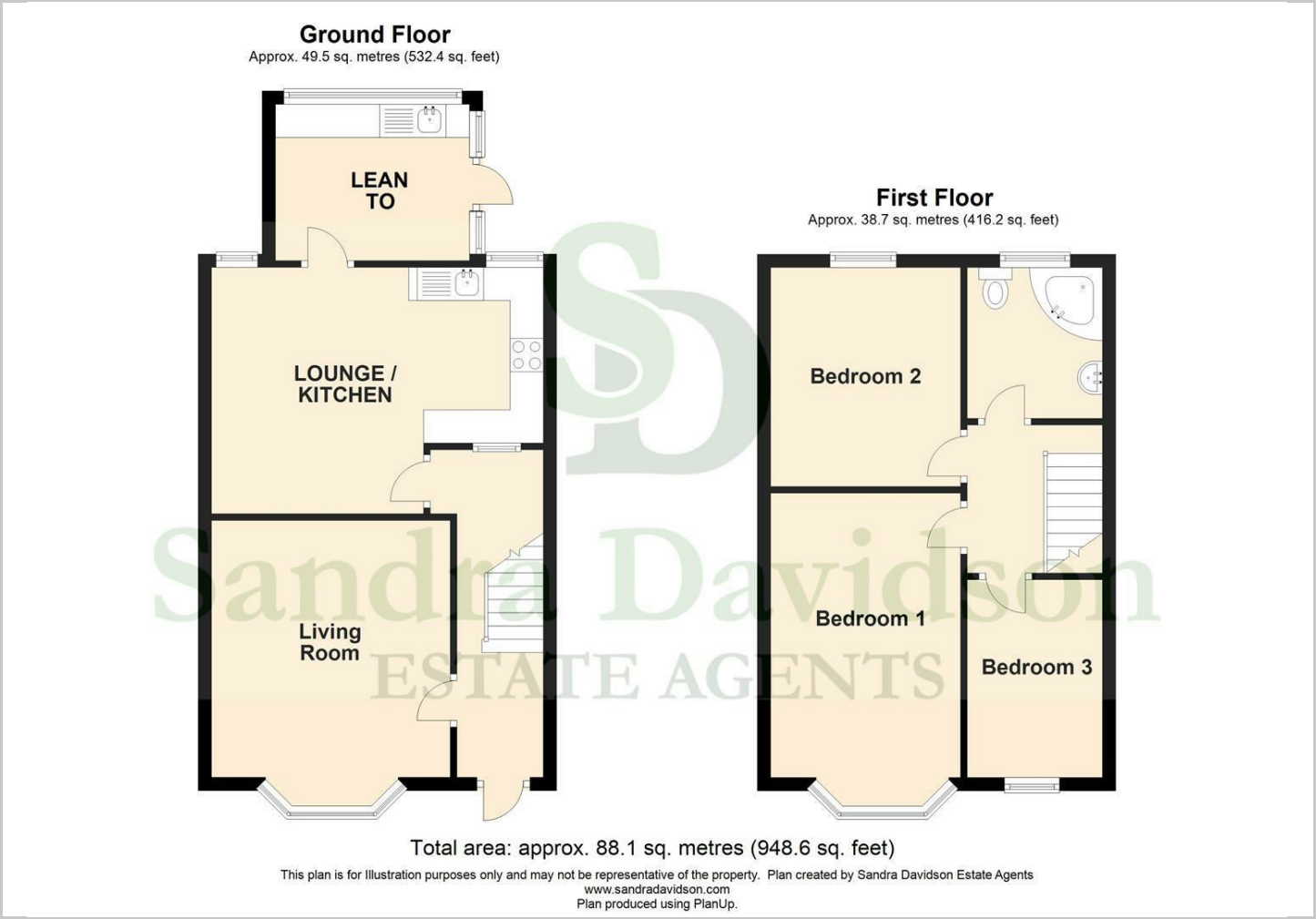


Directions





Floor Plans



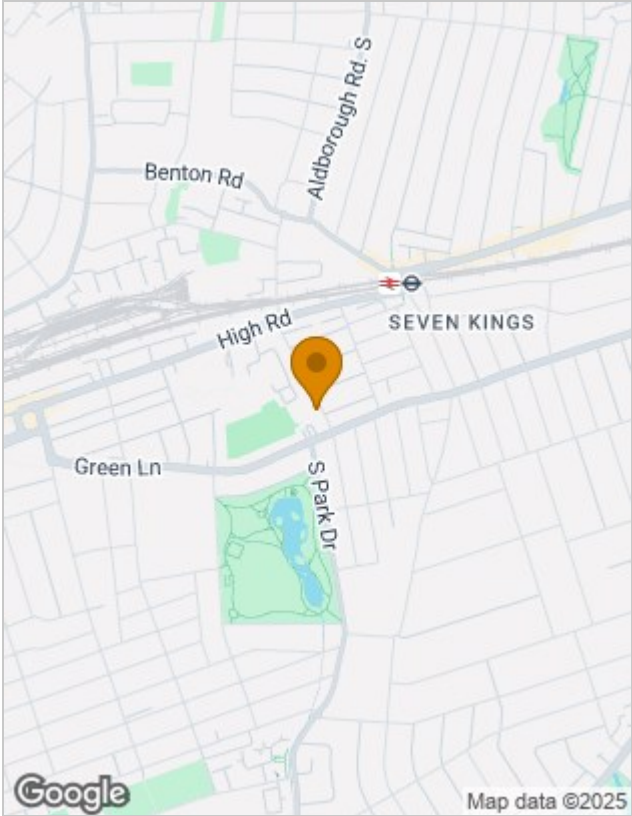
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance 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		EU Directive 2002/91/EC