



Highbury Gardens

, Ilford, IG3 8AA

Offers In Excess Of £500,000

Redbridge

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

RECEPTION TWO 12'2" x 10'7" (3.71 x 3.22)
Open plan lounge. window to rear. further access to kitchen and lean to.

KITCHEN 7'8" x 6'4" (2.34 x 1.93)
Range of wall and base units. Freestanding gas cooker. single bowl drainer sink unit.

LEAN TO 8'0" x 7'4" (2.44 x 2.23)
plumbing for washing machine and dryer.

FIRST FLOOR LANDING

BEDROOM ONE 14'4" x 10'7" (4.38m x 3.24m)
Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM TWO 11'10" x 10'10" (3.61m x 3.31m)
Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM THREE 8'8" x 6'0" (2.66m x 1.85m)
Double glazed window to front. Carpeted flooring. Radiator.

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

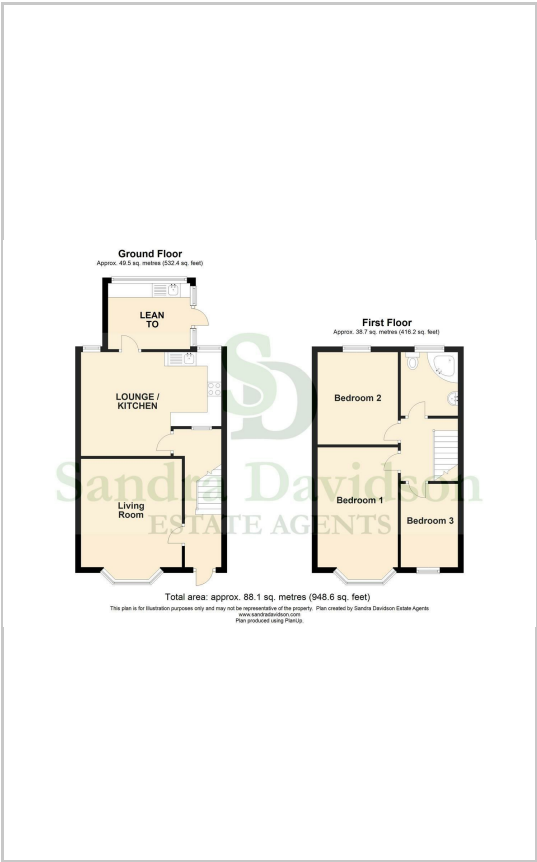
EXTERIOR 147'7" (45')
The unmeasured rear garden is circa 45' in depth.

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

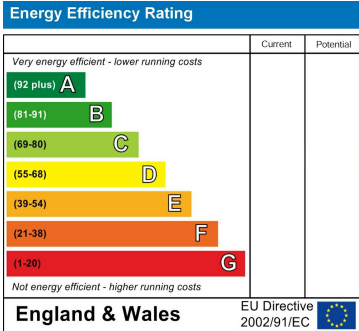
Area Map



Floor Plans



Energy Efficiency Graph



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