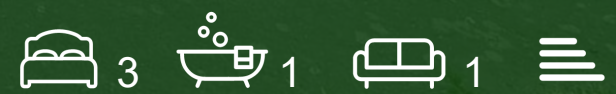




Dawlish Drive, Ilford, IG3 9EF

Offers In Excess Of £475,000





Dawlish Drive

Ilford, IG3 9EF

- EPC RATING TBC
- Lounge
- Lean to
- Circa 81' in depth
- Three bedrooms
- Kitchen
- Bathroom
- CHAIN FREE

Nestled in the charming area of Dawlish Drive, Ilford, this delightful terraced house presents an excellent opportunity for both first-time buyers and families seeking a new home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

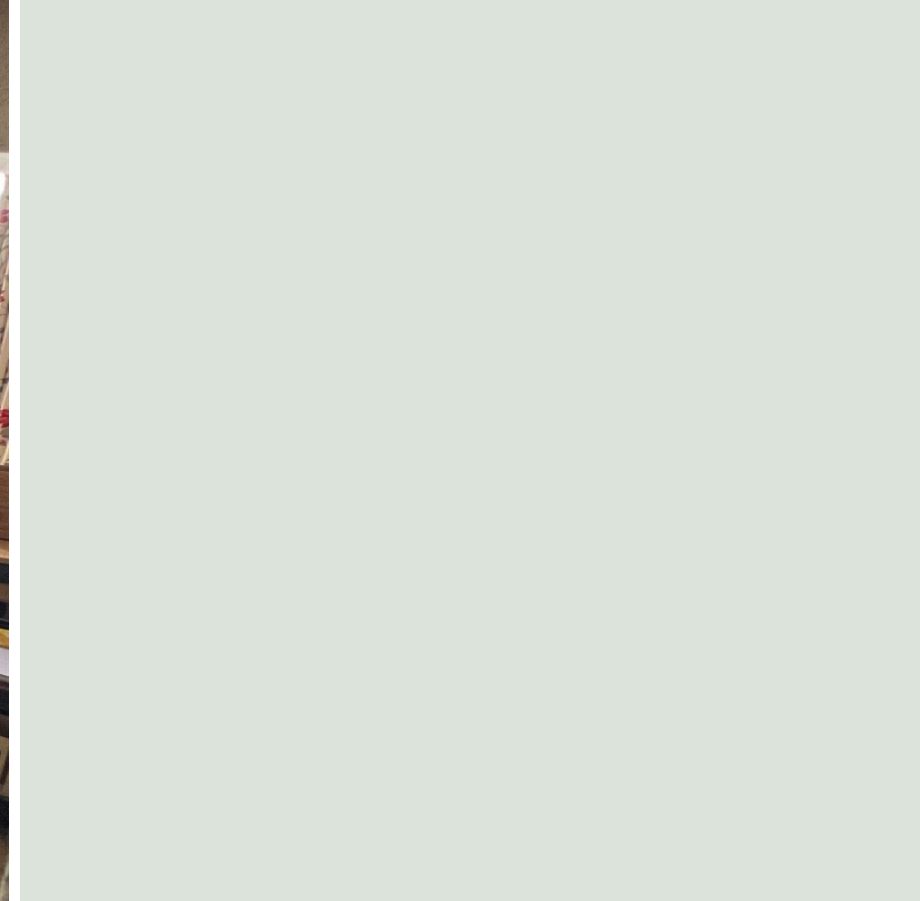
The house features a conveniently located bathroom, designed to cater to the needs of modern living. With its chain-free status, this property offers a smooth and straightforward purchasing process, allowing you to settle in without unnecessary delays.

Ilford is known for its vibrant community and excellent transport links, making it an ideal location for those commuting to London or exploring the surrounding areas. Local amenities, including shops, schools, and parks, are within easy reach, enhancing the appeal of this lovely home.

This terraced house on Dawlish Drive is not just a property; it is a place where memories can be made. With its practical layout and prime location, it is a wonderful opportunity to create a comfortable and enjoyable living environment. Do not miss the chance to make this house your new home.



| | |
|-----------------------|--------------------------------|
| ENTRANCE | |
| LOUNGE | 24'9" x 12'3" (7.55m x 3.75m) |
| KITCHEN | 9'5" x 7'4" (2.88m x 2.26m) |
| LEAN TO | 18'6" x 8'10" (5.65m x 2.70m) |
| STAIRS TO FIRST FLOOR | |
| BEDROOM ONE | 11'10" x 11'6" (3.61m x 3.51m) |
| BEDROOM TWO | 13'0" x 11'2" (3.97m x 3.42m) |
| BEDROOM THREE | 8'10" x 7'1" (2.70m x 2.17m) |
| BATHROOM | 7'3" x 4'9" (2.22m x 1.45m) |
| EXTERIOR | 81' (24.69m) |
| AGENTS NOTE | |

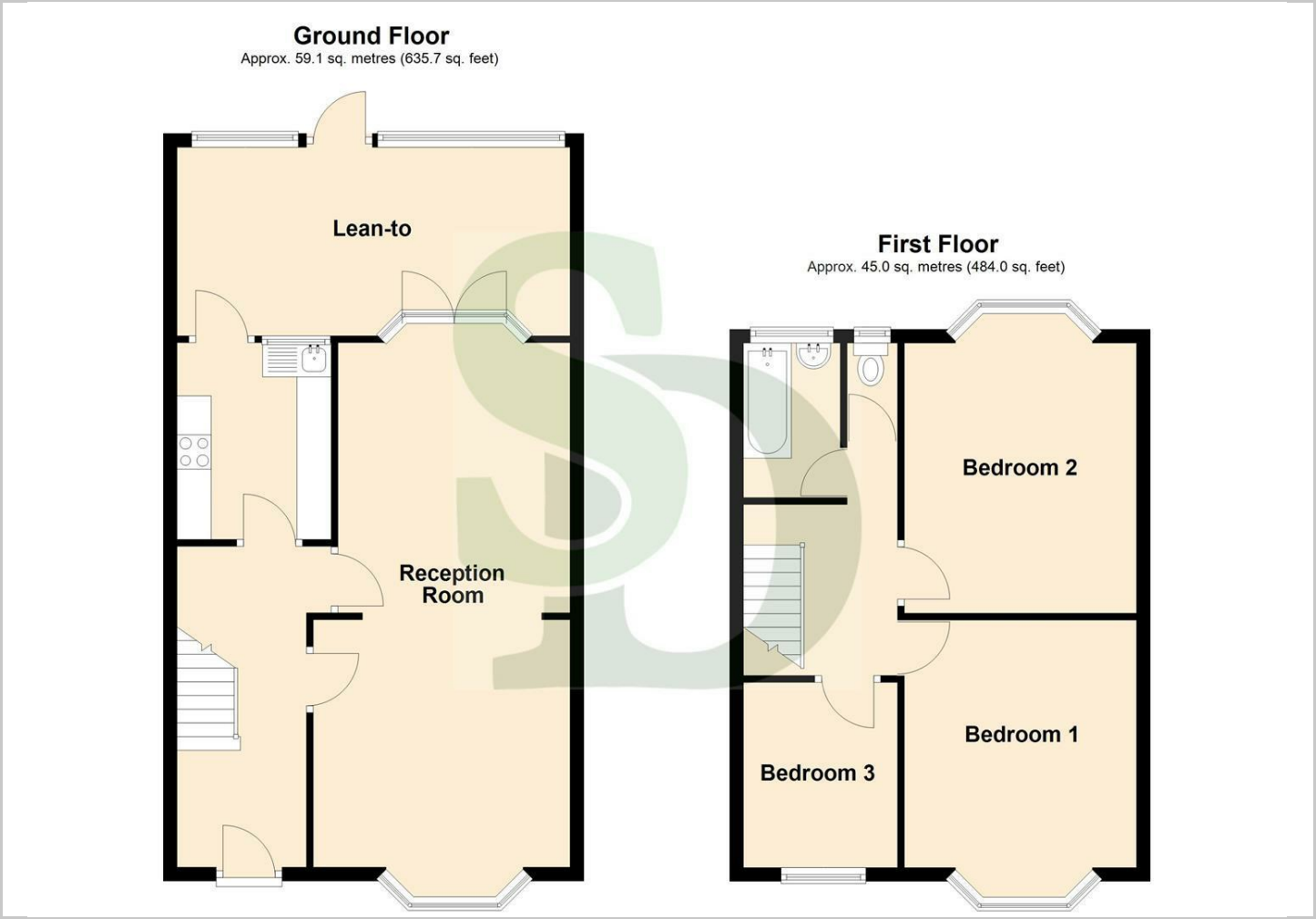


Directions





Floor Plans



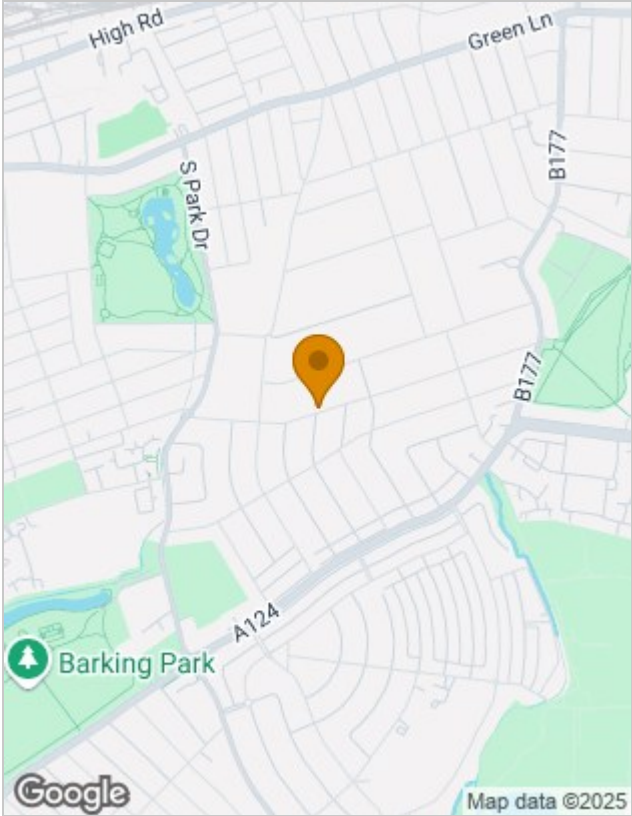
Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
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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 |