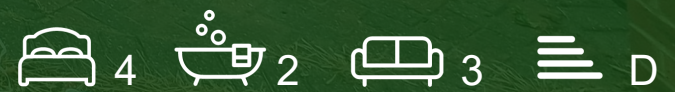




Leamington Gardens, Ilford, IG3 9TX

Offers In Excess Of £650,000





Leamington Gardens

Ilford, IG3 9TX

- EPC - D
- TWO BATHROOMS
- GREAT CONDITION
- SIDE ACCESS
- OUTBUILDING
- FOUR BEDROOMS
- OPEN PLAN TO GROUND FLOOR
- DRIVE FOR TWO CARS
- DOUBLE STOREY REAR EXTENSION
- GREAT FOR A GROWING FAMILY

Nestled in the desirable Leamington Gardens area of Ilford, this charming end-terrace house offers a perfect blend of space and modern living. With four well-proportioned bedrooms and two bathrooms to the first floor, this property is ideal for families seeking comfort and convenience.

The ground floor boasts an inviting open-plan layout. The three open-plan reception rooms offer versatility, allowing you to create distinct areas for dining, lounging, or even a home office.

The property also features side access to a lovely garden, complete with an outbuilding at the rear, which could serve as a workshop or additional storage. For those with vehicles, the drive accommodates parking for two cars, ensuring ease of access.

With the potential for further development, including a ground floor and loft dormer extension, subject to planning permission, this home presents an exciting opportunity for those looking to personalise their living space.

In summary, this delightful house in Sevenkings is not just a home; it is a canvas for your future aspirations. Don't miss the chance to make it your own.



Offers In Excess Of £650,000



ENTRANCE PORCH 6'2" x 3'2" (1.88m x 0.99m)

RECEPTION ONE
15'3" into bay x 14'0" (4.65m into bay x 4.28m)

RECEPTION TWO 13'7" x 10'5" (4.15m x 3.19m)

RECEPTION THREE 13'8" x 9'3" (4.19m x 2.84m)

KITCHEN 12'5" x 9'4" (3.80m x 2.85m)

STAIRS TO FIRST FLOOR

BEDROOM ONE
17'0" into bay x 12'8" (5.20m into bay x 3.87m)

BEDROOM TWO 11'11" x 11'4" (3.64m x 3.47m)

BEDROOM THREE 11'3" x 9'2" (3.43m x 2.80m)

BEDROOM FOUR 8'2" x 6'11" (2.51m x 2.12m)

FIRST FLOOR BATHROOM 8'9" x 5'6" (2.68m x 1.68m)



FIRST FLOOR SHOWER ROOM
5'7" x 5'4" (1.71m x 1.65m)
OUTBUILDING
23'7" x 9'0" (7.21m x 2.75m)
OUTSIDE WC
4'1" x 3'2" (1.26m x 0.99m)
EXTERIOR
AGENTS NOTE

Directions





Floor Plans



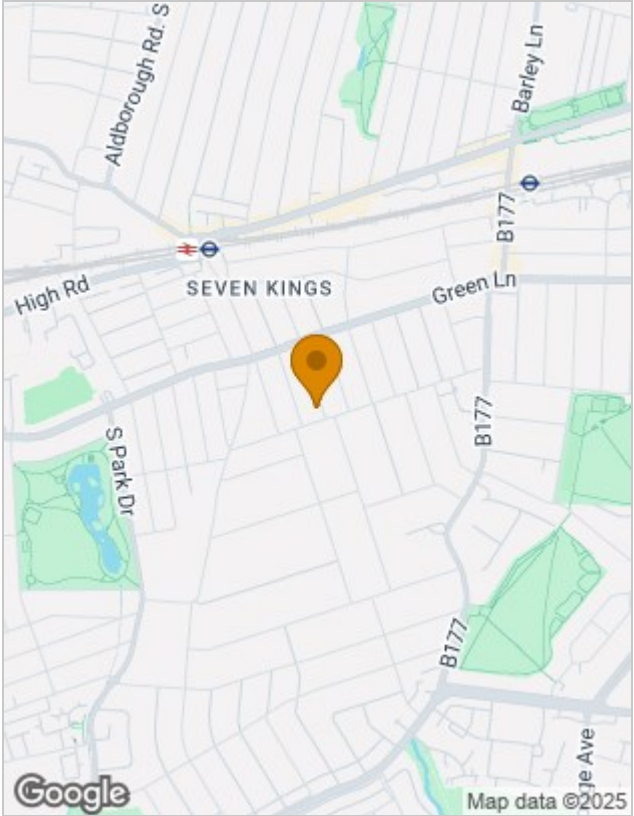
Viewing

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

