



**Green Lane**

, Ilford, IG3 9JR

**£450,000**

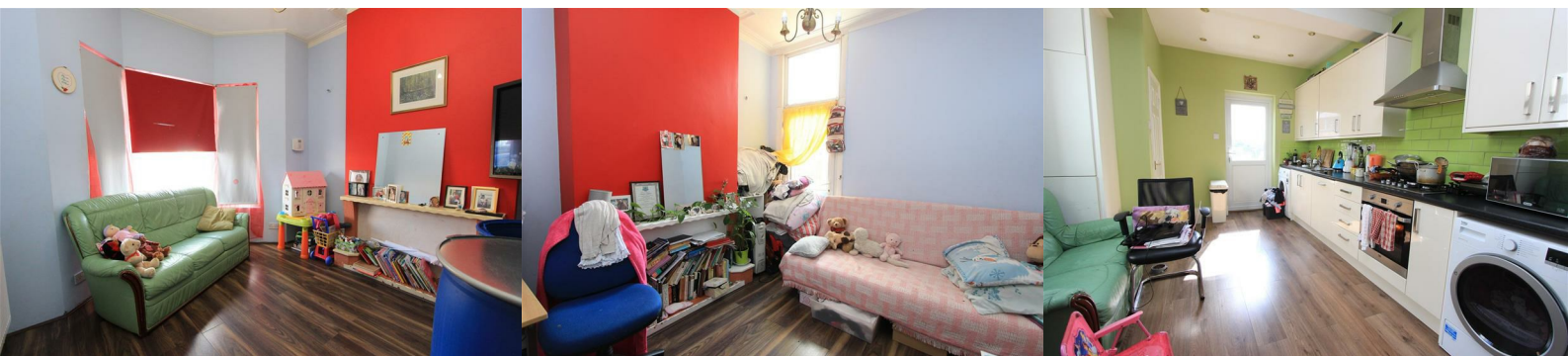
**Redbridge**

**C**



Sandra Davidson Estate Agents are pleased to present this three bedroom middle terrace house. The property is located on Green Lane between Holmwood Road and Cobham Road Road, close to local bus routes and giving access to Ilford town centre and train stations for commuting.

The property is also close to Seven Kings Station (Elizabeth - Zone 4). The accommodation comprises: two receptions, kitchen/diner, three bedrooms, ground floor w.c. and first floor bathroom and rear garden. The property benefits from double glazing and gas central heating. Viewings are highly recommended.



ENTRANCE

RECEPTION ONE 10'9" x 11'8" (3.29 x 3.56)  
Double glazed bay window to front. Wood style laminated flooring. Radiator.

RECEPTION TWO 11'6" x 10'4" (3.51 x 3.14)  
Double glazed door to rear. Wood style laminated flooring. Radiator.

KITCHEN 16'9" x 11'1" (5.11 x 3.39)  
Range of wall and base units. Gas cooker with extractor fan above. Built in oven. Plumbing for washing machine and dryer. Single bowl drainer sink unit. Wall mounted boiler (untested). Double glazed window to side and rear. Further door to:-

CLOAKROOM 3'9" x 2'6" (1.15m x 0.78m)  
Wash hand basin and low flush w.c.

STAIRS TO FIRST FLOOR

BEDROOM ONE 15'10" x 10'11" (4.85m x 3.35)  
Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM TWO 10'8" x 8'0" (3.27 x 2.45)  
Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM THREE 9'9" x 7'11" (2.98 x 2.42)  
Double glazed window to rear. Carpeted flooring. Radiator.

BATHROOM 6'0" max x 7'5" (1.85m max x 2.28m)  
Panelled bath and wash hand basin. Separate low flush w.c.

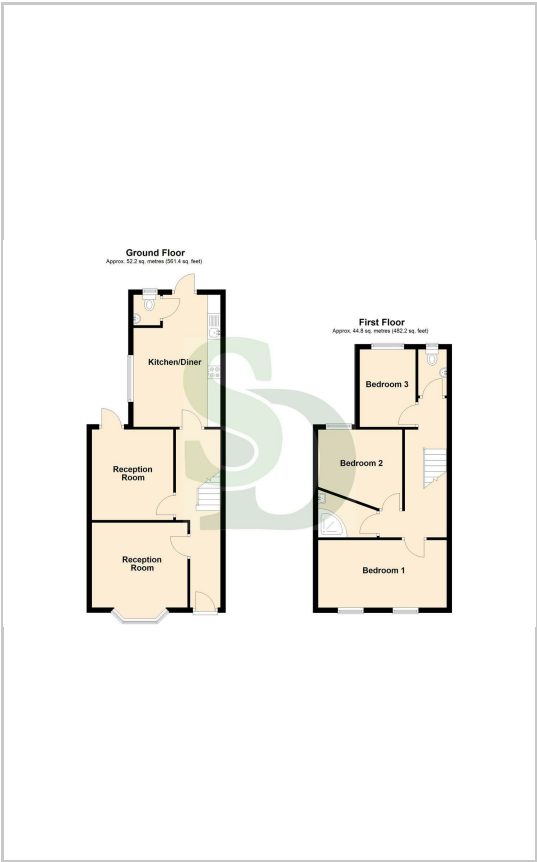
EXTERIOR 35' (10.67m)  
The unmeasured rear garden is approximately 35' in depth which is part paved remainder laid to lawn.

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

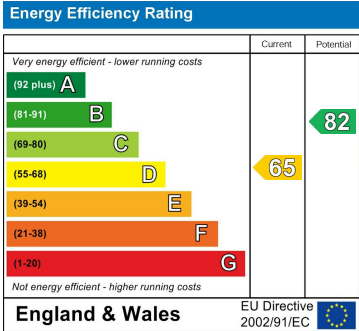
Area Map



Floor Plans



Energy Efficiency Graph



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