



Percy Road

, Ilford, IG3 8SF

Offers In Excess Of £475,000

Redbridge

C



ENTRANCE

RECEPTION ONE 13'6" into bay x 11'4" (4.14m into bay x 3.46m)
Double glazed bay window to front. Carpeted flooring. Radiator. Open to reception two.

RECEPTION TWO 11'3" x 10'9" (3.45m x 3.30m)
Door to kitchen. Carpeted flooring. Radiator. Open to reception two.

KITCHEN 13'2" x 6'6" (4.03m x 1.99m)
Range of wall and base units. Gas cooker. Electric oven. Double glazed window to garden.

UTILITY 6'9" x 3'0" (2.08m x 0.92m)
Plumbing for washing machine. Double glazed door to garden.

GROUND FLOOR BATHROOM 7'5" x 5'4" (2.28m x 1.63m)
Panel Bath. Wash hand basin. Low level toilet. Tiled walls. Lino flooring. Double glazed window.

STAIRS TO FIRST FLOOR

BEDROOM ONE 17'3" x 11'0" (5.28m x 3.37m)
Double glazed windows to front. Carpeted flooring. Radiator.

BEDROOM TWO 10'11" x 8'1" (3.35m x 2.47m)
Double glazed windows to rear. Carpeted flooring. Radiator.

BEDROOM THREE 8'7" x 7'7" (2.63m x 2.33m)
Double glazed windows to rear. Carpeted flooring. Radiator.

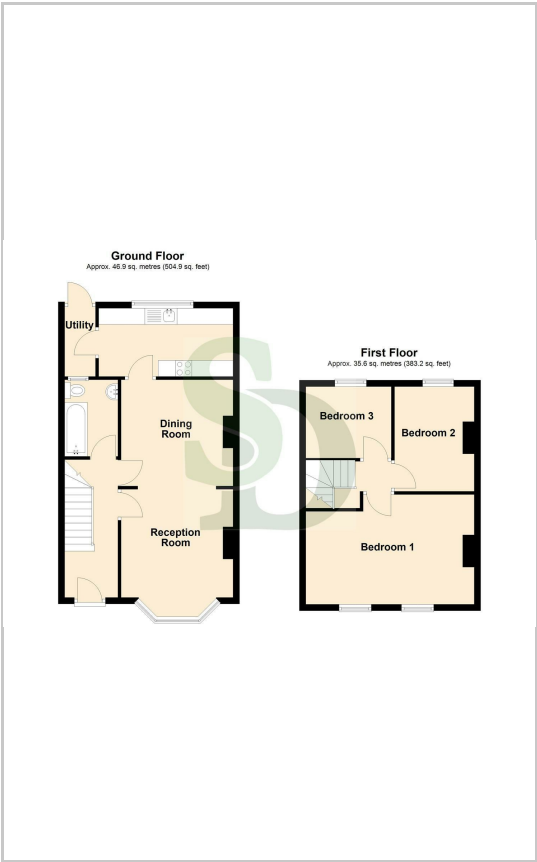
EXTERIOR
Front - Drive for 2 cars, Side access to garden.
Rear - Mainly lawn, Outbuilding and shed to garden.

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

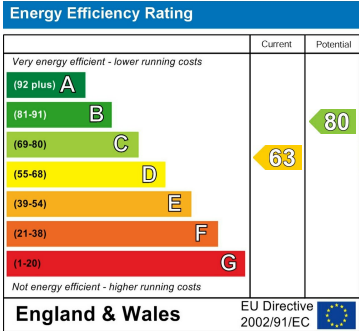
Area Map



Floor Plans



Energy Efficiency Graph



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