



Egerton Gardens, Ilford, IG3 9HP

£2,000,000





Egerton Gardens

Ilford, IG3 9HP

- EPC RATING TBC
- Spacious lounge
- Two bathrooms
- Off street parking
- Swimming pool
- Four bedrooms
- Kitchen/Diner
- Garage
- Circa 185' garden

Nestled in the charming area of Egerton Gardens, Ilford, this spacious bungalow offers a delightful blend of comfort and luxury. With five generously sized bedrooms, this property is perfect for families or those seeking ample living space. The two well-appointed reception rooms provide an inviting atmosphere for both relaxation and entertaining guests.

The bungalow boasts two modern bathrooms, ensuring convenience for all residents. One of the standout features of this property is the impressive parking capacity, accommodating up to seven vehicles, which is a rare find in the area. Additionally, the off-street parking enhances accessibility and security.

For those who enjoy outdoor leisure, the property includes a splendid swimming pool, ideal for summer days and family gatherings. The expansive layout of the bungalow allows for a variety of living arrangements, making it a versatile choice for any homeowner.

In summary, this exceptional bungalow in Egerton Gardens is a unique opportunity to acquire a spacious family home with luxurious amenities and ample parking. It is a perfect blend of comfort, style, and practicality, making it a must-see for prospective buyers.



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ENTRANCE	
HALLWAY	12'9" x 11'9" (3.89m x 3.59m)
LOUNGE	31'0" x 19'0" (9.45m x 5.80m)
CONSERVATORY	17'8" x 14'6" (5.41m x 4.42m)
KITCHEN/DINER	24'5" max x 19'5" (7.45m max x 5.93m)
SPICE KITCHEN	9'8" x 9'3" (2.95m x 2.83m)
BEDROOM ONE	12'1" x 11'3" (3.70m x 3.44m)
BEDROOM TWO	16'1" x 11'10" (4.91m x 3.61m)
BEDROOM THREE	10'4" x 9'10" (3.15m x 3.00m)
BEDROOM FOUR	12'0" x 11'7" (3.68m x 3.55m)
BEDROOM FIVE/PRAY ROOM	11'3" x 9'8" (3.43m x 2.97m)
BATHROOM	9'4" x 8'11" (2.86m x 2.72m)



BATHROOM	8'0" x 5'6" (2.46m x 1.68m)
CLOAKROOM	6'1" x 3'11" (1.87m x 1.21m)
EXTERIOR	185' (56.39m)
OUTBUILDING	
GARAGE	17'9" x 9'2" (5.42m x 2.81m)
AGENTS NOTE	

[Directions](#)





Floor Plans



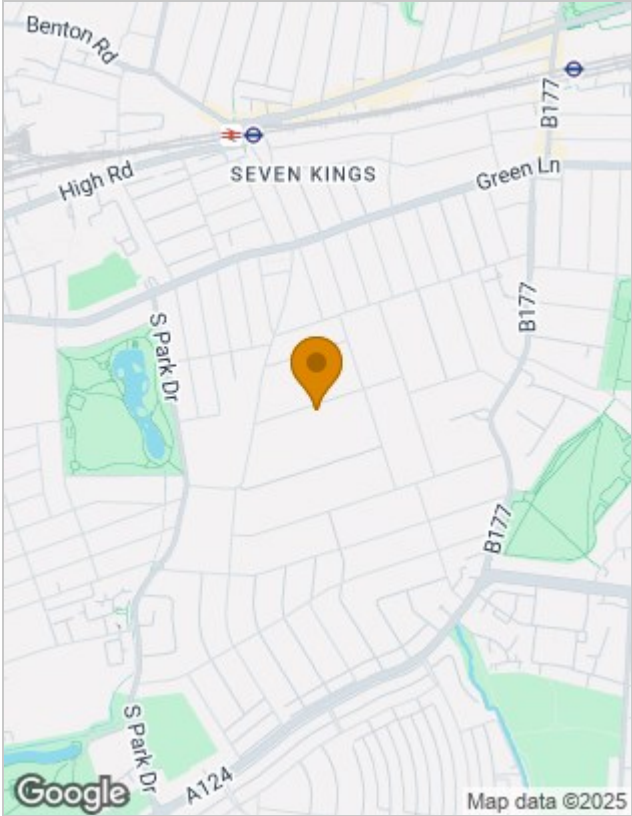
Viewing

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

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