



## **Ilfracombe Gardens, Romford, RM6 4RL**

**£550,000**

Sandra Davidson Estate Agents are pleased to present this five bedroom middle terrace family home. Situated between Barley Lane and Goodmayes High Road. The property is close to Goodmayes Station (Crossrail - Zone 4), local amenities and shopping facilities can be found close by. The accommodation comprises: two reception rooms, fitted kitchen, four bedrooms, Loft shower room and first floor family bathroom. The property also benefits from double glazing, gas central heating, off street parking for up to two car and rear garden. There is also an additional rear detached garage accessed via private service road.

\* \* \* Viewings are highly recommended \* \* \*





## ENTRANCE

### RECEPTION ONE 4.40m x 3.33m (14'5" x 10'11")

Double glazed window to front. Carpeted flooring. Radiator.

### RECEPTION TWO/ BEDROOM 3.53m x 3.15m (11'7" x 10'4")

Double glazed windows and door to rear. Carpeted flooring. Radiator.

### KITCHEN 5.64m x 4.97m (18'6" x 16'4")

Range of wall and base units. Gas cooker with extractor fan above. Built in oven. Single bowl drainer sink unit. Plumbing for washing machine. Double glazed window and door to rear.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE 4.40m x 3.09m (14'5" x 10'2")

Double glazed window to front. Carpeted flooring. Radiator.

### BEDROOM TWO 4.28m x 2.88m (14'1" x 9'5")

Double glazed window to rear. Carpeted flooring. Radiator.

### BEDROOM THREE 2.08m x 2.02m (6'10" x 6'8")

Double glazed window to front. Carpeted flooring. Radiator.

## BATHROOM

Panelled bath, wash hand basin and low flush w.c. Heated towel rail. Double glazed window to rear.

## STAIRS TO SECOND FLOOR

### BEDROOM FOUR 5.26m x 2.45m (17'3" x 8'0")

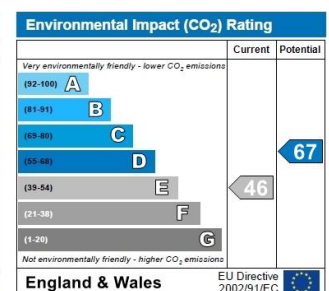
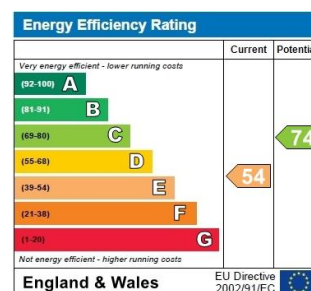
Double glazed window to rear. Carpeted flooring. Radiator.

### BATHROOM 1.50m x 1.50m (4'11" x 4'11")

Shower cubicle, wash hand basin and low flush w.c.

## EXTERIOR

The front drive is paved providing off street parking for two cars. The rear garden is mainly paved with further access to a detached garage which is accessed via private road.







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