



## Cedar Close

, Ilford, IG1 2LH

Offers In Excess Of £535,000

## Redbridge

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Sandra Davidson Estate Agents are pleased to present this spacious townhouse, situated in an attractive and quiet development just off Loxford Lane, between Ilford Lane and South Park Drive. The accommodation comprises: spacious lounge, conservatory, fitted kitchen, four bedrooms (one with en-suite), family bathroom and cloakroom. The property also has double glazed windows, gas central heating and garage (with lighting and power points) big enough to fit a family SUV. Viewings are highly recommended to avoid disappointment.

CHAIN FREE



## ENTRANCE

LOUNGE 16'0" x 14'5" (4.88 x 4.41)

CONSERVATORY 13'5" x 9'10" (4.09 x 3.01)

KITCHEN 11'6" x 7'10" (3.51 x 2.39)

CLOAKROOM 5'5" x 3'8" (1.66 x 1.13)

STAIRS TO FIRST FLOOR

BEDROOM ONE 14'6" x 11'3" (4.44 x 3.43)

BEDROOM TWO 13'9" x 7'2" (4.20 x 2.20)

BEDROOM THREE 10'4" x 7'1" (3.16 x 2.16)

BATHROOM 7'4" x 6'0" (2.24 x 1.84)

STAIRS TO SECOND FLOOR

BEDROOM FOUR 14'6" x 9'6" (4.43 x 2.90)

EN-SUITE 7'2" x 7'2" (2.20 x 2.20)

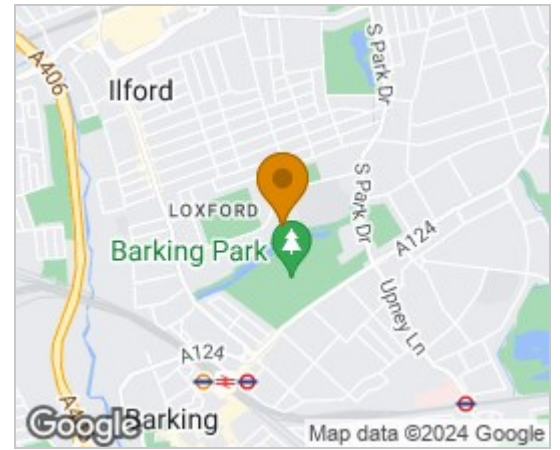
## EXTERIOR

GARAGE 18'1" x 10'6" (5.53m x 3.22m)

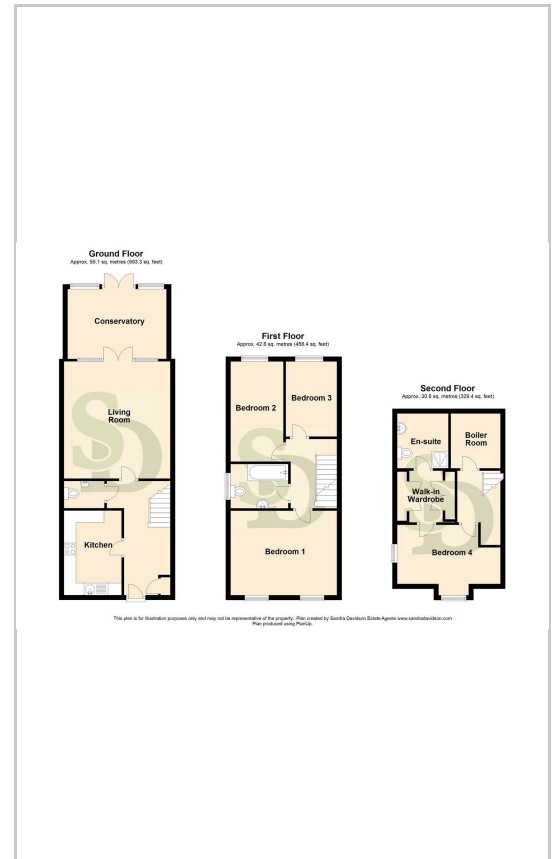
## AGENTS NOTE

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

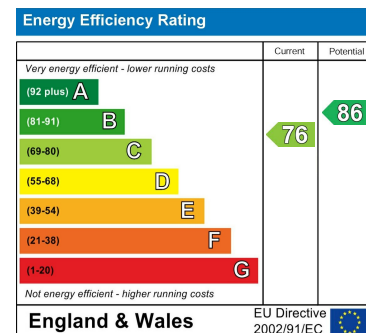
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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