



**CHALK STREET /**  
ESTATES

# Abbotswood Gardens, Ilford, IG5

Offers Over £800,000

4 2 2



Ideally situated just 0.6 miles from Gants Hill station, within the popular 'Woods Estate' and within walking distance to Clayhall Park, is this beautifully presented four bedroom semi-detached house.

Upon entering the home via the enclosed porch, you are greeted with a welcoming hallway with stairs rising to the first floor.

Drawing light from the stunning bay window to the front elevation, the reception room measures an impressive 13'1 x 12'2 and is centred around a handsome feature fireplace with log burner. An archway with charming pillars, provides access through to the dining room. Both areas flow seamlessly as one and are decorated with gorgeous characteristic such as deep skirtings, picture rails, decorative cornice and ceiling roses.

From here, double doors open onto the third reception room which overlooks the rear garden via the French patio doors.

The kitchen comprises numerous wall and base units, ample worktops and room for essential appliances.

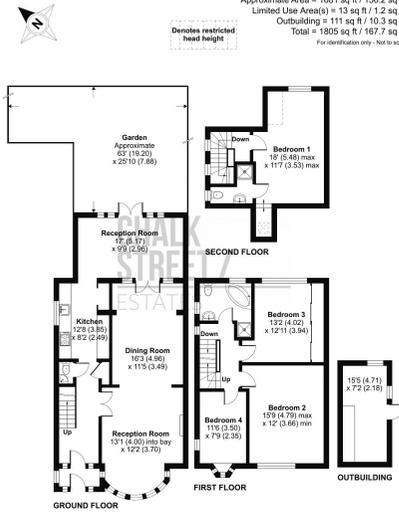
Rounding off the ground floor footprint is the W/C.

Heading up to the first floor there are two large double bedrooms and a spacious single. Also located on this floor is the four-piece family bathroom.



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Approximate Area = 1881 sq ft / 156.2 sq m  
 Limited User Area(s) = 13 sq ft / 1.2 sq m  
 Outbuilding = 111 sq ft / 10.3 sq m  
 Total = 1805 sq ft / 167.7 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with BS2798 Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. ©Chalkroom 2023. Produced by Chalk Street Estates Limited. 1607\_121816

- Four Bedrooms
- Semi-Detached House
- Extended To The Rear
- Spacious Reception Room
- Ground Floor W/C
- Master Bedroom With En-Suite
- Off Street Parking
- Side Gate Access
- 63' Rear Garden
- 0.6 Miles From Gants Hill Station

