



Abbotswood Gardens, Ilford, IG5

Offers Over **£725,000**

Bedrooms: 4 | Bathrooms: 2 | Receptions: 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.

The loft has been converted to provide a large master bedroom (18' x 11'7) with its own en-suite shower room.

Externally, to the front there is off street parking via the driveway and a shared driveway leading to the side gate access.

The 63' rear garden commences with a large patio area whilst the remainder is predominately laid to lawn, neatly framed with various plating and shrubbery. The garden also provides access to the large outbuilding (15'5 x 7'2).

Viewing is highly recommended to fully appreciate all this wonderful home has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- 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





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