



Wannock Gardens, Ilford, IG6 2SH

Offers In Excess Of £675,000

- Three Bedroom Semi Detached House
- Ground Floor Shower Room
- Modern Family Bathroom
- Close To Local Transport Links & School Catchments
- Bespoke Fitted Kitchen & Utility Room
- Option To Extend Further SSTP
- Low Maintenance Rear Garden

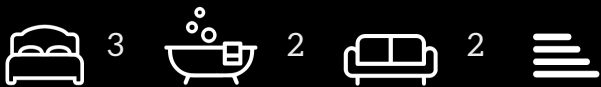
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Caplen Estates are pleased to present to the market this spacious three bedroom semi detached house which is situated on the borders of Chigwell and Barkingside.

This extended family home has been modernised throughout by the current vendors and offers a turn key move. The entrance hall gives access to a spacious through-lounge with hardwood flooring throughout leading to a large dining area and double doors to the rear garden. The bespoke fitted kitchen benefits from ample storage, plenty of worktop space, integrated double oven, microwave, dishwasher and space for an American style fridge/freezer. To the rear you have access to a separate utility room, shower room, and integral garage.

The upstairs landing leads to two double bedrooms, a single bedroom and fully tiled modern family bathroom. The rear garden is low maintenance with composite decking and a large patio.

This attractive welcoming property offers ample off street parking and access to school catchments, shops, bus & train links. To arrange a viewing, please call our Sales team.



Council Tax Band: D



Living Room

25'6" x 11'7"

Kitchen/Dining Room

20'8" x 17'3"

Utility room

16'11" x 8'8"

Shower Room

6'9" x 4'0"

Bedroom 1

14'1" x 10'6"

Bedroom 2

10'11" x 10'6"

Bedroom 3

9'4" x 7'1"

Bathroom

8'8" x 7'1"

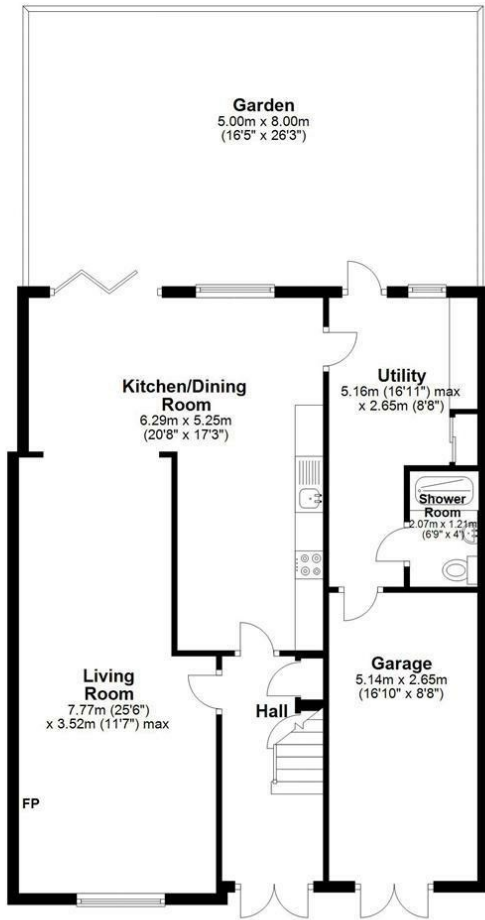
Garage

16'10" x 8'8"

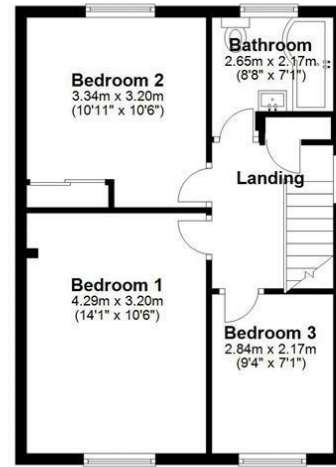
Garden

16'5" x 26'3"

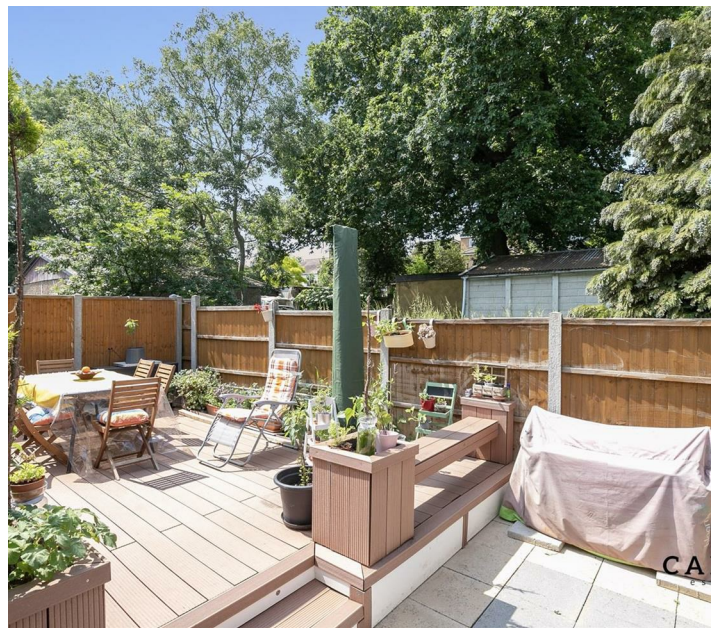
Ground Floor
Approx. 85.3 sq. metres (918.2 sq. feet)



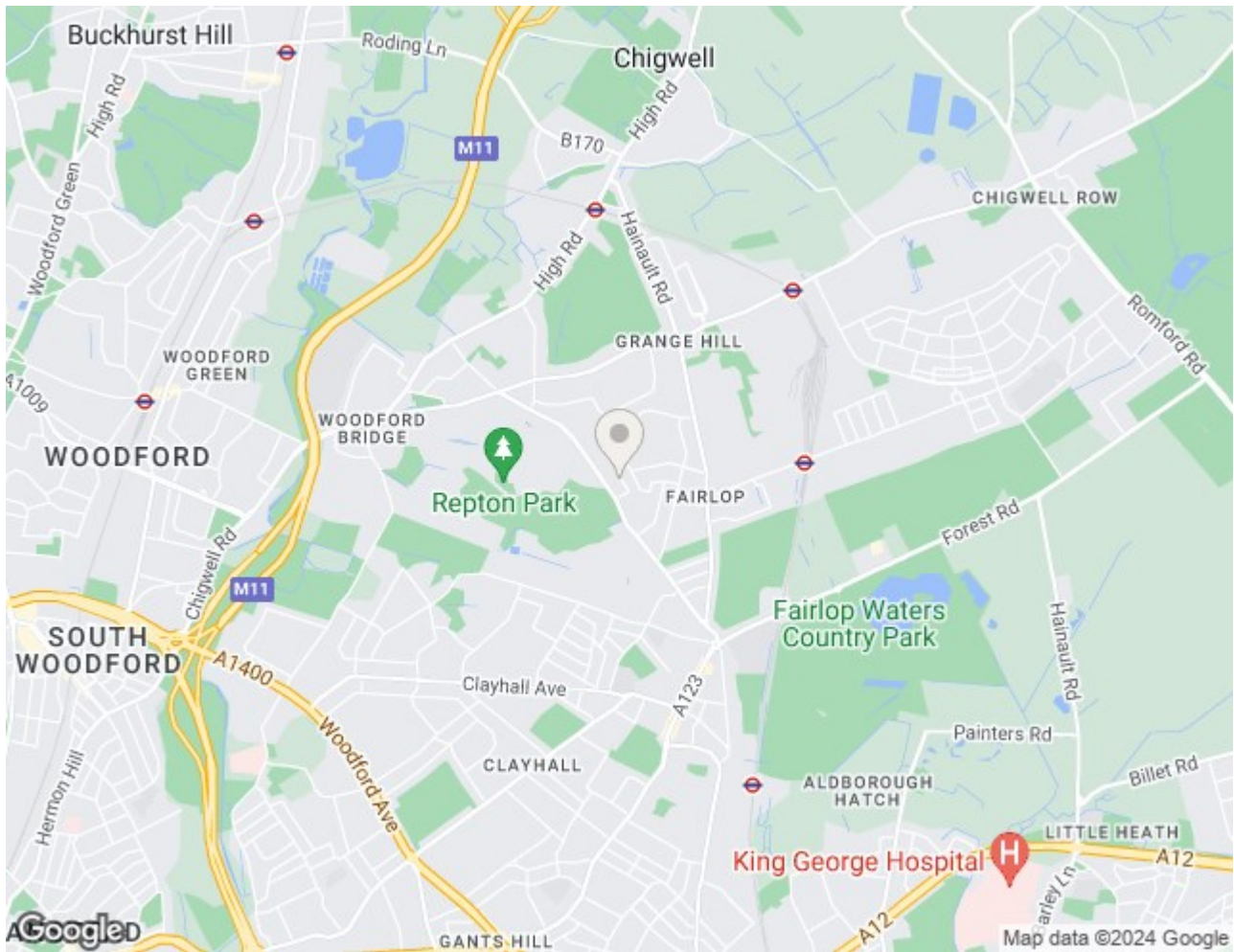
First Floor
Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 127.5 sq. metres (1372.2 sq. feet)







| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

EPC Rating:

Council Tax Band

D

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.