



**Price**  
**£845,000**

**Freehold**

5x  2x  2x 

**Falmouth Gardens,  
Ilford, Essex, IG4**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Beautifully presented family home
- Attached garage, with scope to convert (STPP)
- Off Street Parking for multiple cars
- Walking distance to Redbridge Central Line Station
- Within the catchment area for Beal High School and Redbridge Primary School

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 16'2 x 12'1 (4.93m x 3.69m)  
 Dining Room: 14'1 x 11'6 (4.30m x 3.51m)  
 Kitchen: 11'6 x 10'4 (3.51m x 3.15m)  
 Pantry  
 Cloakroom

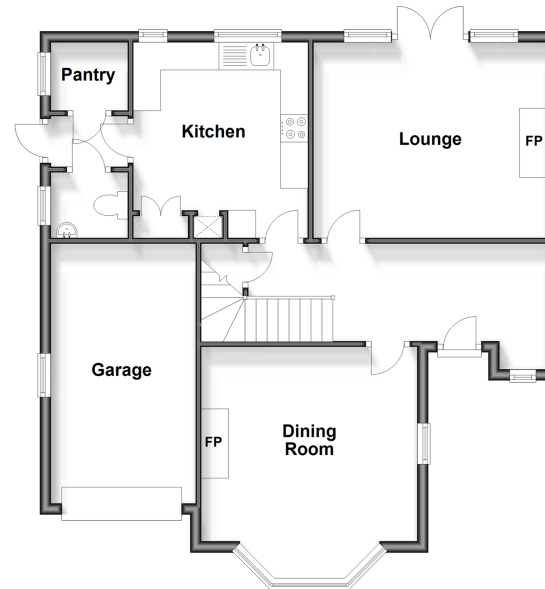
### FIRST FLOOR

Landing  
 Bedroom 1: 16'0 x 10'2 (4.88m x 3.10m)  
 Bedroom 2: 11'4 x 10'1 (3.46m x 3.08m)  
 Bedroom 3: 11'5 x 8'0 (3.48m x 2.44m)  
 Bedroom 4: 10'2 x 8'1 (3.10m x 2.47m)  
 Bedroom 5: 9'9 x 8'2 (2.97m x 2.49m)  
 Bathroom  
 Shower Room

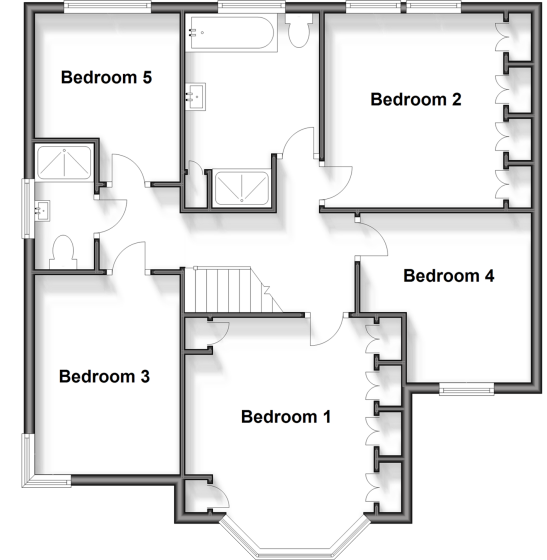
### OUTSIDE

Off Street Parking  
 Garage  
 Rear Garden

**Ground Floor**  
 Approx. 58.9 sq. metres (633.8 sq. feet)



**First Floor**  
 Approx. 74.6 sq. metres (803.0 sq. feet)



Call Barkingside - 020 8551 4025 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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