



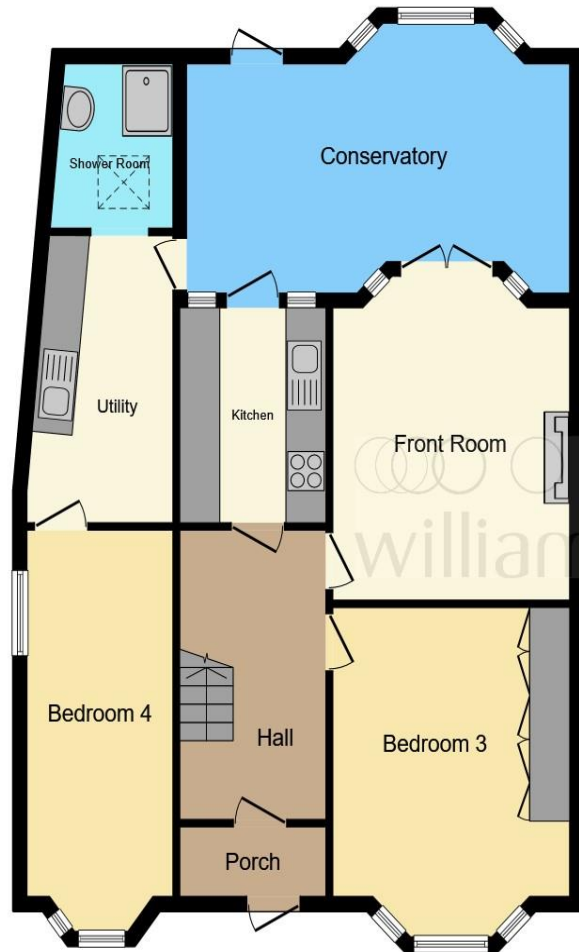
Sandhurst Drive, Ilford, IG3 9DB

welcome to

Sandhurst Drive, Ilford

Spacious Four/Five Bedroom House with Two Reception Rooms, Three Bathrooms and Off Street Parking, Situated just off Longbridge Road and being within easy access to both Barking and Upney Stations, Bus Routes, Local Schools and Amenities.





Ground Floor



First Floor

Reception One

12' 1" x 11' 11" (3.68m x 3.63m)

Reception Two

16' 2" x 11' 3" (4.93m x 3.43m)

Kitchen

Conservatory

19' 3" x 12' 4" (5.87m x 3.76m)

Ground Floor Shower Room

Utility Area

Converted Garage

21' 2" x 6' 7" (6.45m x 2.01m)

Bedroom One

15' x 11' 9" (4.57m x 3.58m)

Bedroom Two

16' 2" x 11' 2" (4.93m x 3.40m)

Bedroom Three

17' 9" x 6' 8" (5.41m x 2.03m)

En-Suite Shower Room

Bedroom Four

9' x 7' 2" (2.74m x 2.18m)

First Floor Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Sandhurst Drive, Ilford

- FOUR/FIVE BEDROOM HOUSE
- CONVERTED GARAGE
- OFF STREET PARKING
- THREE BATHROOMS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

offers in excess of

£670,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BKG104756



Property Ref:
BKG104756 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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