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ESTATE AGENTS

Water Lane, Ilford, IG3 9HW

Offers In Excess Of £1,000,000

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Water Lane

Ilford, IG3 9HW

Offers In Excess Of £1,000,000

- EPC RATING TBC
- Three reception rooms
- Two bathrooms
- Spacious garden
- Four bedrooms
- Kitchen
- Off street parking
- Public transport



Nestled on the charming Water Lane in Seven Kings, this delightful detached bungalow offers a perfect blend of comfort and convenience. With an impressive layout, the property boasts three spacious reception rooms, providing ample space for relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family and guests alike, while the two bathrooms add to the practicality of this lovely home.

The bungalow is designed for those who appreciate spacious living, with generous areas that allow for both privacy and social gatherings. The off-street parking accommodates up to three vehicles, making it easy for you and your visitors to come and go with ease.

One of the standout features of this property is the inviting pool house, which presents an excellent potential for leisure and enjoyment during the warmer months. Additionally, the outbuilding offers versatile space that could be transformed into a home office, gym, or workshop, catering to your personal needs.

Situated close to local amenities, this bungalow provides the perfect balance of tranquillity and accessibility. Whether you are looking for a family home or a peaceful retreat, this property on Water Lane is sure to impress. Don't miss the chance to make this spacious bungalow your own.

ENTRANCE	
THROUGH LOUNGE	29'2" x 14'1" (8.90m x 4.30m)
RECEPTION TWO	19'4" x 11'5" (5.90m x 3.50m)
STUDY	14'5" x 8'2" (4.40m x 2.50m)
KITCHEN/DINER	22'7" x 10'9" (6.90m x 3.30m)
OFFICE	11'5" x 8'2" (3.50m x 2.50m)
CLOAKROOM	
UTILITY ROOM	11'9" x 8'10" (3.60m x 2.70m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	19'4" x 10'5" (5.90m x 3.20m)
BEDROOM TWO	15'1" x 10'2" (4.60m x 3.10m)
BEDROOM THREE	10'9" x 10'5" (3.30m x 3.20m)
FAMILY BATHROOM	6'10" x 6'10" (2.10m x 2.10m)







BEDROOM FOUR	11'9" x 11'9" (3.60m x 3.60m)
EN-SUITE	9'2" x 7'6" (2.80m x 2.30m)
EXTERIOR	96'9" (29.49m)
SHED	28'6" x 11'5" (8.70m x 3.50m)
SHED	11'9" x 11'1" (3.60m x 3.40m)
POOL HOUSE	43'7" x 25'11" (13.30m x 7.90m)
AGENTS NOTE	

Directions





Floor Plans

Water Lane IG3

Approx. Gross Internal Area 2280 Sq Ft - 211.81 Sq M

Approx. Gross Shed/Pool House Area 1460 Sq Ft - 135.63 Sq M



Ground Floor

Floor Area 1360 Sq Ft - 126.34 Sq M



First Floor

Floor Area 920 Sq Ft - 85.47 Sq M

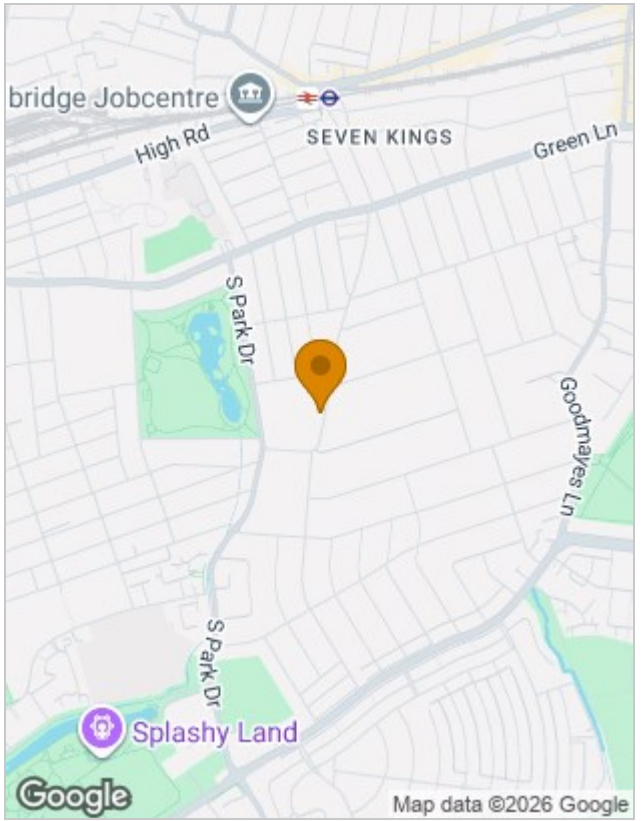
RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

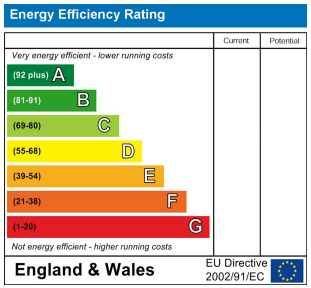
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Location Map



Energy Performance Graph



Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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