



Guide Price
£625,000

Freehold

3x  2x  2x 

**Rushden Gardens, Ilford,
Essex, IG5**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Extended Three Bedroom Terraced
- Large rear garden
- Off Street Parking
- Ground Floor Shower Room & First Floor Wet Room
- Additional Loft Room Which Is Currently Used As A Bedroom

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge : 17'2 x 11'6 (5.24m x 3.51m)
 Dining Room : 10'7 x 9'10 (3.23m x 3.00m)
 Kitchen/Diner: 19'1 x 14'0 (5.82m x 4.27m)
 Shower Room

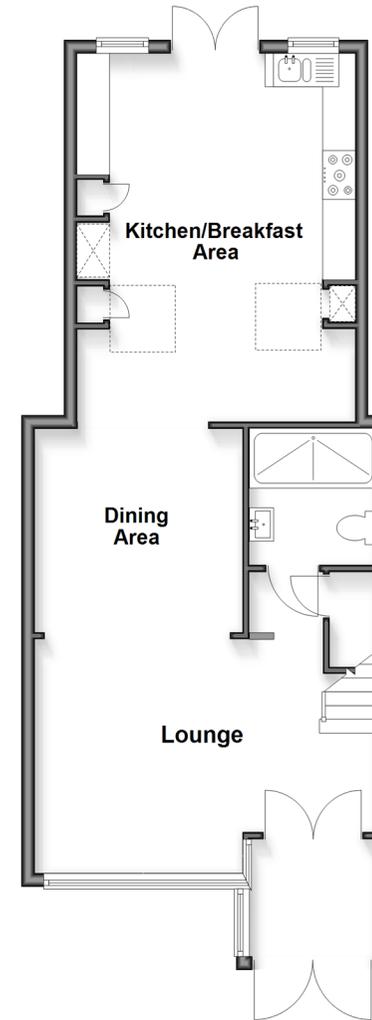
FIRST FLOOR

Landing
 Bedroom 1: 11'6 x 10'9 (3.51m x 3.28m)
 Bedroom 2 : 11'9 x 10'3 (3.58m x 3.13m)
 Bedroom 3: 5'8 x 5'8 (1.73m x 1.73m)
 Wet Room

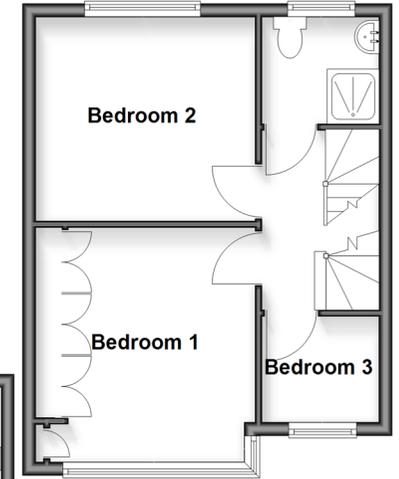
OUTSIDE

Off Street Parking
 Rear Garden

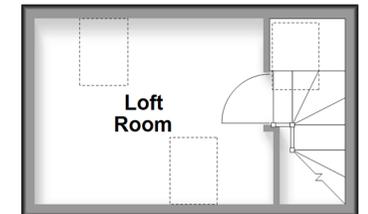
Ground Floor
 Approx. 61.3 sq. metres (659.5 sq. feet)



First Floor
 Approx. 33.7 sq. metres (363.0 sq. feet)



Second Floor
 Approx. 13.2 sq. metres (142.0 sq. feet)



Call Barkingside - 020 8551 4025 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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