



## Mafeking Avenue

Newbury Park, Ilford, IG2 7AP

Guide Price £475,000

## Redbridge

## D



GUIDE PRICE-£475,000-£490,000  
PLEASE READ THE AGENTS NOTES UNDER THE ROOM DESCRIPTION

Nestled on Mafeking Avenue in the desirable area of Newbury Park, Ilford, this charming three-bedroom house presents an excellent opportunity for families and individuals alike. The property has been thoughtfully extended to the ground floor, providing ample living space that includes two inviting reception rooms, perfect for both relaxation and entertaining.

The house features three well-proportioned bedrooms, ensuring comfort for all family members. The bathroom is conveniently located, catering to the needs of a busy household. One of the standout features of this property is the lovely garden, offering a serene outdoor space for children to play or for adults to unwind after a long day.

Parking is a breeze with off-street space available for two vehicles, a valuable asset in this bustling area. The location is particularly advantageous for families with small children, as it boasts easy access to local



## ENTRANCE PORCH

RECEPTION ONE 14'11" into bay x 13'7" (4.56m into bay x 4.16m)

Double glazed bay window to front. Carpeted flooring. Radiator.

RECEPTION TWO 18'8" x 11'11" (5.69m x 3.64m)

Double glazed bay window to front. Carpeted flooring. Radiator.

KITCHEN 18'8" max x 9'2" max (5.69m max x 2.81m max)

Range of wall and base units. Free stand cooker. Sink. Door and window to garden.

## STAIRS TO FIRST FLOOR

BEDROOM ONE 15'1" into bay x 10'11" (4.61m into bay x 3.35m)

Double glazed bay window to front. Carpeted flooring. Radiator. Fitted wardrobes.

BEDROOM TWO 12'0" x 9'9" (3.66m x 2.99m)

Double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM THREE 8'8" x 8'1" (2.65m x 2.48m)

Double glazed window to front. Carpeted flooring.

BATHROOM ROOM 8'4" x 6'4" (2.56m x 1.95m)

Panel bath. Wash hand basin. Fitted cupboard. Double glazed window to rear.

WC 5'2" x 2'5" (1.58m x 0.76m)

Low level toilet. Wash hand basin. Double glazed to rear.

## EXTERIOR

Rear - Mainly lawn. bushes and paving.

Garden toilet and shed.

Front - Drive for 2 cars.

## AGENTS NOTE (IMPORTANT)

NOTE - This property is a leasehold property (909 years remaining) with a ground rent of £2.50pa. The vendors of the property have been quoted £5000.00 to buy the freehold from the freeholder. The freeholder are sorting out their paperwork so that they can sell the freehold. You will have 2 options. 1. wait for the vendor to sort this out. 2. exchange and complete and buy the freehold yourself direct from the freeholder (preferred).

## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

Client Money Protection

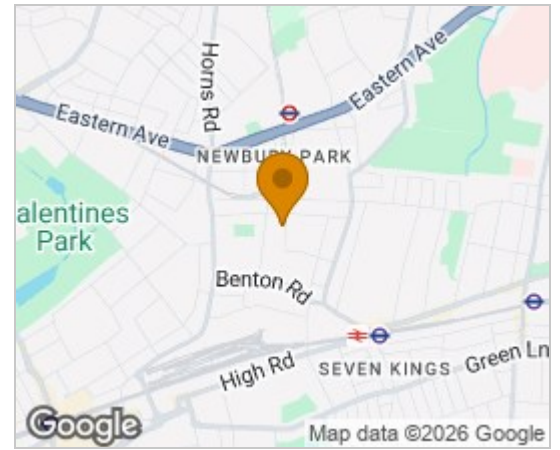
We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website: <https://www.sandradavidson.com/>

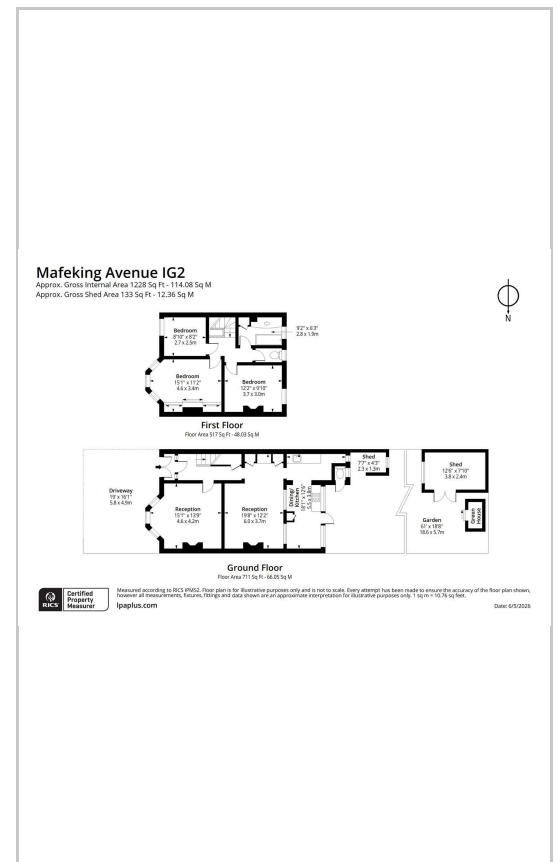
Redress

We hold independent redress with The Property Ombudsman

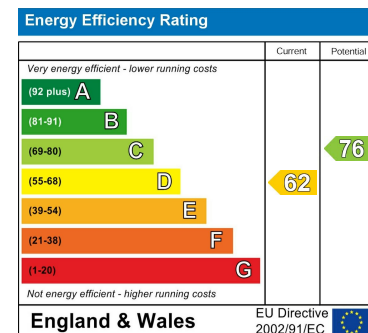
## Area Map



## Floor Plans



## Energy Efficiency Graph



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