





Derwent Gardens, Ilford

£700,000

Tenure : Freehold

Floor Area : 1776.00 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 4

Receptions : 2

Bathrooms : 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Churchill are proud to present this spacious four bedroom terraced home presenting as an excellent opportunity for families seeking generous living accommodation in a well connected residential location. Conveniently positioned within approximately 0.8 miles of both Gants Hill and Redbridge Underground stations residents benefit from easy access to the Central Line while a selection of nearby bus services provides excellent transport links across the surrounding area.

The property opens into a welcoming entrance hall leading to two versatile reception rooms. The main reception enjoys an abundance of natural light and opens directly onto the rear garden creating an ideal space for relaxing or entertaining. The second reception room offers flexibility to suit a variety of lifestyles whether used as a formal dining room, family room, home office or additional lounge.

At the rear of the home is a generously sized open plan kitchen designed with practicality in mind. Offering an excellent range of storage units and work surfaces the kitchen also features a breakfast bar providing a comfortable setting for informal meals and socialising. A ground floor shower room adds further convenience making the layout particularly well suited to modern family living.

The first floor comprises four well sized bedrooms including three spacious doubles and a single bedroom complete with fitted wardrobe storage. A contemporary family bathroom fitted with a three piece suite serves the upstairs accommodation and is finished in attractive tiling.

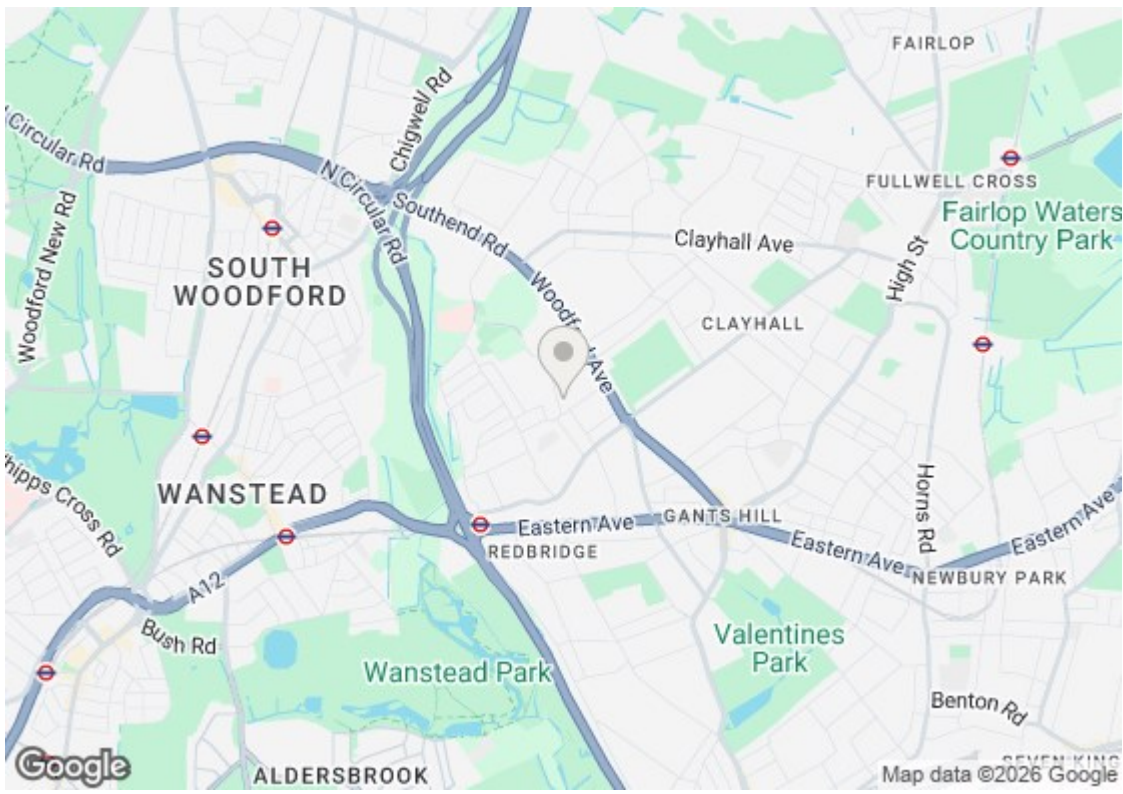
Outside the rear garden offers a private outdoor space with a combination of patio and lawn making it well suited for children, entertaining guests or simply enjoying time outdoors. A substantial garage at the rear provides valuable storage space and could lend itself to a variety of uses.

Additional features include a private driveway with parking for up to three vehicles, double glazed windows, gas central heating, rear access and potential to extend subject to the necessary planning permissions.

The property is well placed for several highly regarded schools including Beal High School (approximately 0.4 miles away), Gearies Primary School (around 1 mile) and Valentines High School (around 1 mile). Clayhall Park is also within easy reach offering attractive green open space for walking, recreation and family outings.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







- Four Bedroom Terraced Family Home
- Ground Floor Shower Room
- Private Driveway for Up to Three Cars
- Potential to Extend (STPP)
- Short distance from Clayhall Park (0.6 miles)
- Two Spacious Reception Rooms
- First Floor Family Bathroom
- Garage & Generous Rear Garden
- 0.8 Miles to Gants Hill & Redbridge Stations
- Close to Highly Regarded Schools & Clayhall Park

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Total area: approx. 165.1 sq. metres (1777.6 sq. feet)

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