





Derwent Gardens, Ilford

£700,000

Tenure : Freehold

Floor Area : 1777.00 sq ft

Local Authority : Redbridge

Council Tax Band : D


Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

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



Churchill Estates are delighted to present for sale this charming four bedroom terraced family home, ideally located in a sought-after area with excellent transport links. Situated less than 0.8 miles from Gants Hill Station and within 0.8 miles to Redbridge station the property offers superb access to the Central Line making it ideal for commuters. Multiple London bus routes also serve the area, enhancing connectivity and convenience.

Upon entering, you are greeted by a spacious entrance hall which leads into the first generously sized reception room flooded with natural light and offering direct access to the rear garden. Following from the hallway you will find the second reception room, these rooms provide excellent space for both formal entertaining and everyday family living with flexibility to be used as a lounge, dining area or additional sitting room.

To the rear, a spacious open plan kitchen forms the heart of the home thoughtfully designed with ample storage and worktop space. The kitchen also features a stylish breakfast bar with seating creating a sociable hub ideal for casual dining and gatherings while enjoying views and access to the garden. The ground floor further benefits from a fully fitted shower room adding practicality and convenience for busy households or visiting guests.

Upstairs the property comprises four well proportioned bedrooms including three generous double bedrooms and a comfortable single room benefitting from built in wardrobe space, maximising storage while maintaining a clean and uncluttered feel. The first floor is completed by a fully tiled three piece family bathroom finished to a good standard and designed for both functionality and comfort.

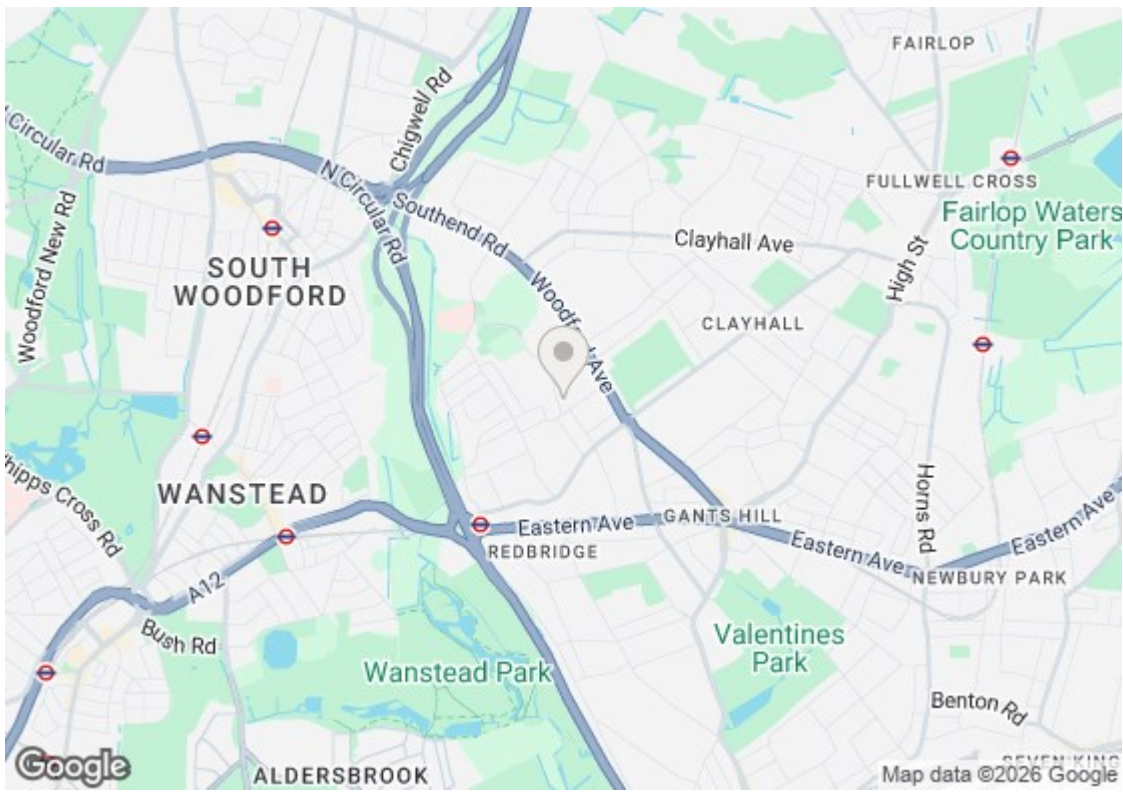
Externally the property truly stands out with its generous and well kept rear garden offering a perfect blend of lawn and patio space. Ideal for summer entertaining, family activities or simply relaxing outdoors, the garden provides a private and peaceful retreat. The home further benefits from a substantial garage offering excellent storage or potential for additional use.

Further benefits include a private driveway providing off street parking for up to three vehicles, double glazing, gas central heating, rear access, potential to extended (STPP) and being ideally positioned within close proximity to a number of highly regarded schools including Beal High School (0.4 miles), Gearies Primary School (1 mile) and Valentines High School (1 mile).

The property is also just a short distance from Clayhall Park (0.6 miles) offering green open spaces ideal for leisure, walks and outdoor activities.

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
- Two spacious reception rooms
- Downstairs shower room
- Substantial garage offering excellent storage
- Short distance from Clayhall Park (0.6 miles)
- Ideally located in a sought-after area with excellent transport links
- Open plan kitchen with stylish breakfast bar
- Fully tiled three piece family bathroom
- Private driveway providing off street parking for up to three vehicles
- (0.4 miles) to Beal High School, Gearies Primary School (1 mile) and Valentines High School (1 mile)

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

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