



Capel Gardens

, Ilford, IG3 9DG

Offers In Excess Of £575,000

Redbridge

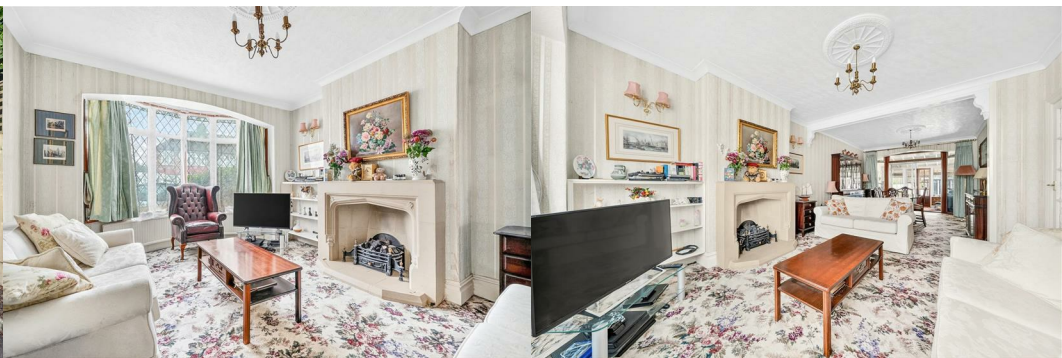
E



Nestled in the charming area of Capel Gardens, Seven Kings, this delightful house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a conveniently located bathroom, ensuring comfort and practicality for daily living. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area.

Capel Gardens is known for its friendly community atmosphere and convenient access to local amenities, making it an ideal location for those seeking a balance of tranquility and urban convenience. With its appealing layout and prime location, this house is a wonderful choice for anyone looking to settle in Seven Kings. Don't miss the chance to make this lovely property your new home.



ENTRANCE

THROUGH LOUNGE 30'2" max x 12'1" max (9.20m max x 3.70m max)

Double glazed window. Radiator.

KITCHEN 21'3" x 7'10" (6.50m x 2.40m)

Range of wall and base units. Gas cooker with extractor fan above. Single bowl drainer sink unit.

LEAN TO 11'1" x 9'10" (3.40m x 3.00m)

Window and door to rear giving further access into garden.

STAIRS TO FIRST FLOOR

BEDROOM ONE 15'1" x 11'9" (4.60m x 3.60m)

Double glazed window. Radiator.

BEDROOM TWO 15'8" x 11'1" (4.80m x 3.40m)

Double glazed window. Radiator.

BEDROOM THREE 8'10" x 7'2" (2.70m x 2.20m)

Double glazed window. Radiator.

BATHROOM 7'6" x 7'2" (2.30m x 2.20m)

Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 65' (19.81m)

The rear garden is circa 65'.

AGENTS NOTE

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

Client Money Protection

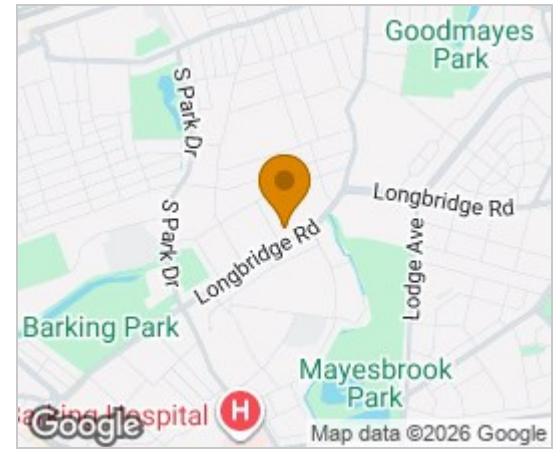
We are members of the Propertymark Client Money Protection (CMP) Scheme.

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

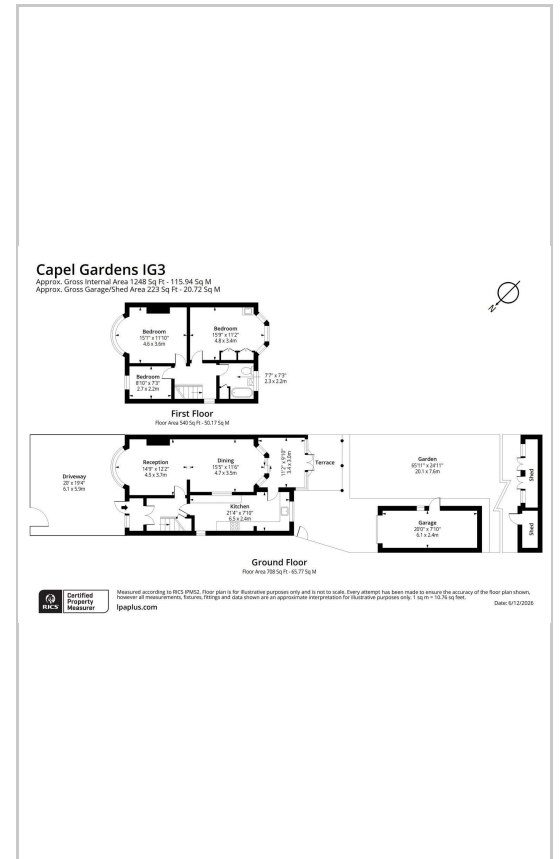
Redress

We hold independent redress with The Property Ombudsman

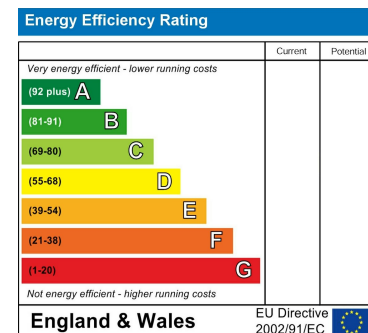
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

353 Green Lane, Seven Kings, Essex, IG3 9TH

Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>