



Peterborough Gardens, Ilford, IG1 3NH

Guide Price £630,000





Peterborough Gardens

Ilford, IG1 3NH

Local Authority: Redbridge

Tax Band: D

- EPC RATING tbc
- CLOSE PROXIMITY TO GANTSHILL UNDERGROUND & ILLFORD ELIZABETH LINE STATIONS
- THREE BEDROOMS
- LARGE OUTBUILDING WITH SHOWER ROOM
- FAMILY HOME ON THE SOUGHT AFTER CATHEDRAL ESTATE
- VERY WELL PRESENTED
- EXTENDED KITCHEN/DINER
- CALL NOW TO VIEW!

**** GUIDE PRICE 630,000 to £650,000 ****

Sandra Davidson Estate Agents are delighted to offer for SALE; Nestled in the charming area of Peterborough Gardens, North Ilford, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

The house boasts a warm and inviting atmosphere, perfect for creating lasting memories. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. The living area is bright and airy, providing a wonderful space for relaxation and entertaining guests.

The kitchen is functional and offers the potential for personalisation, allowing you to create your dream culinary space. The bedrooms are generously sized, providing a peaceful retreat at the end of a busy day.

Located in a friendly neighbourhood, this property is conveniently situated near local amenities, including shops, schools, and parks, making it an ideal choice for families. The excellent transport links ensure easy access to central London and beyond, enhancing the appeal of this lovely home.

In summary, this terraced house in Peterborough Gardens is a fantastic opportunity for those seeking a comfortable and convenient lifestyle in Ilford. With its spacious bedrooms and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your own.



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ENTRANCE

Via enclosed storm porch with double glazed French doors to front, tiled flooring, light, further stained glass door into entrance hall with; stained glass window to front, laminate wood flooring, radiator, light, access to under stair storage, carpeted stairs to first floor, door to:

THROUGH LOUNGE RECEPTION

28'0" x 14'4" (8.53m x 4.37m)

Double glazed bay window to front with fitted blind, radiator under, ceiling rose with inset feature light, laminate wood flooring, further ceiling rose with inset feature light, double glazed French doors to Lounge Area

KITCHEN AREA

22'4" x 9'2" (6.80m x 2.80m)

Fitted wall and base units, work surface with tiled upstand, five ring gas hob with extractor hood over, one bowl sink with drainer, space and services for American style fridge freezer, integrated oven/grill, integrated dish washer, breakfast bar, tiled flooring, two ceiling lights, double glazed window to rear, opens to:

LOUNGE AREA

13'0" x 10'10" (3.96m x 3.30m)

Double glazed French doors to rear into garden, ceiling light, tiled flooring, radiator, further door to:

GUEST WC

Low level WC, hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, double glazed window to rear, light

LANDING

Laminate wood flooring, light, doors to:

BEDROOM ONE

15'6" x 12'9" (4.72m x 3.88m)

Double glazed bay window to front radiator under, fitted cupboards with fitted dresser, laminate wood flooring, light



BEDROOM TWO 12'10" x 12'9" (3.90m x 3.88m)

Double glazed window to rear, radiator, laminate wood flooring, fitted cupboards with fitted dresser, Light

BATHROOM

P-Shaped bathtub with shower screen and shower over, low level WC, hand wash basin inset to vanity unit, chrome plated heated towel rail, tiled walls and flooring, extractor fan, light, wall mounted boiler, two double glazed windows to rear,

BEDROOM THREE 8'2" x 8'0" (2.50m x 2.44m)

Double glazed window to rear, radiator, laminate wood flooring, light

EXTERIOR

The rear garden measures approximately 33' with brick paved area to front, steps up to laid lawn, door to Outbuilding

Paved garden to front with potential to change to off street parking (stpp)

OUTBUILDING

Via double glazed door into porch area with double glazed windows to front, tiled flooring, light, door to:

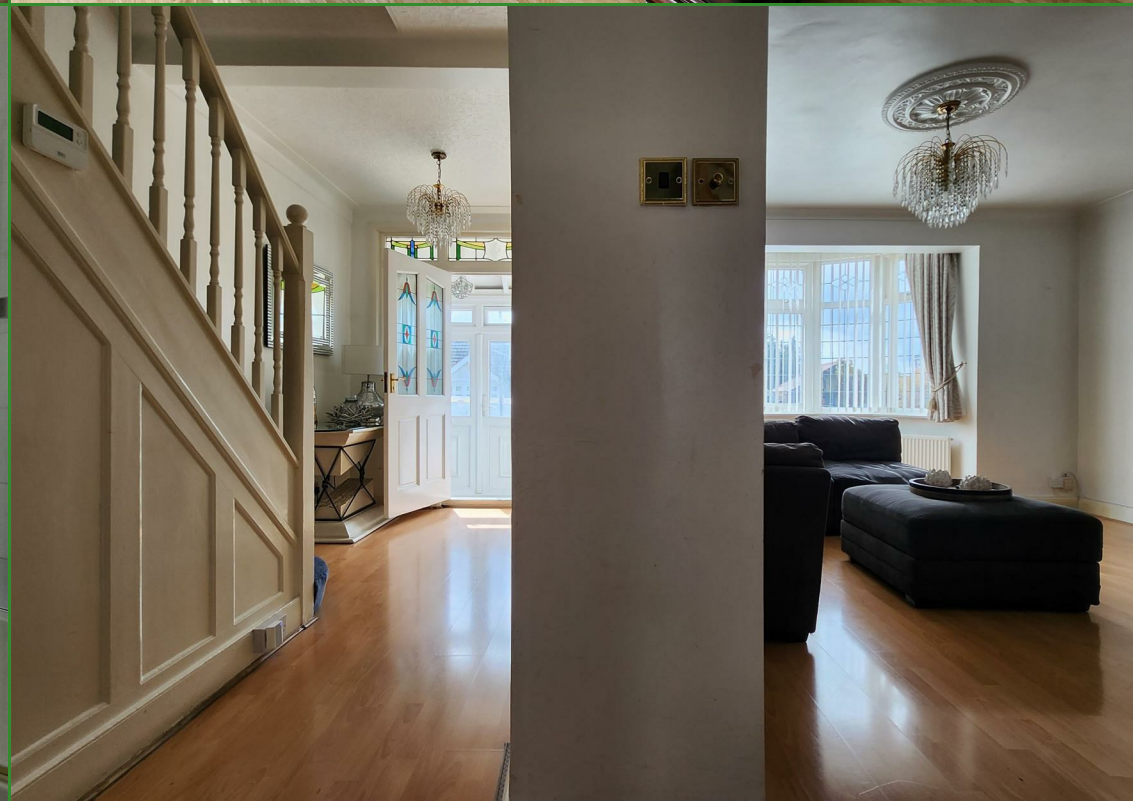
Lounge/Bedroom Area 11'1" x 19'0" (3.37m x 5.79m)

Double glazed window to front, radiator, light, laminate wood flooring, door to:

En-suite Shower Room

Suite comprising; Enclosed walk-in shower cubicle with rainfall effect shower over, low level WC, hand wash basin inset to vanity, tiled walls and flooring, extractor fan, light



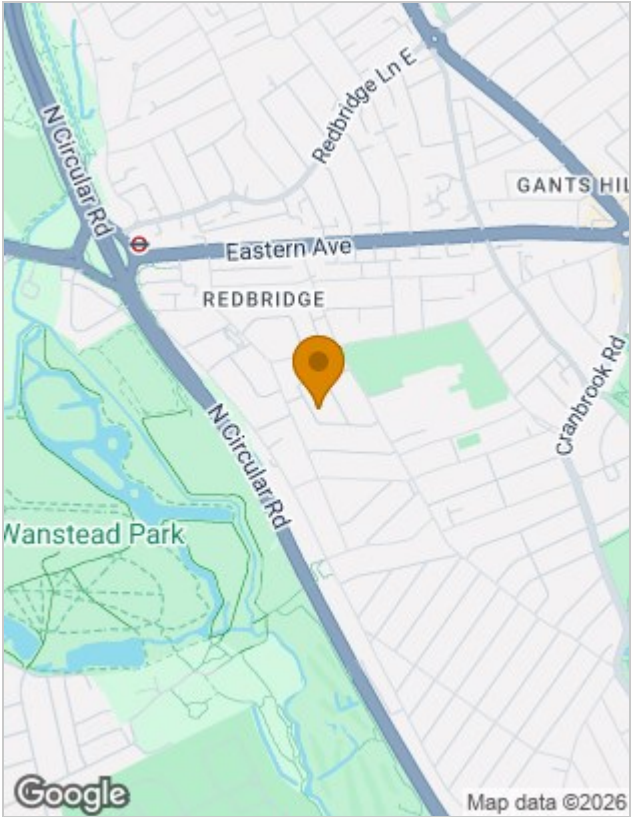




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.