Sandra Davidson
ESTATE AGENTS

Dawlish Drive, Ilford, IG3 9EH

Offers In Excess Of £780,000

5 3 2 C

Dawlish Drive

Ilford, IG3 9EH

- EPC - C
- Two reception rooms
- Off street parking
- Close to local ameneties
- Five bedrooms
- Three bathrooms
- Spacious property

Nestled in the desirable area of Dawlish Drive, Seven Kings, this impressive end-terrace house offers a perfect blend of space and comfort, making it an ideal family home. With five generously sized bedrooms, this property provides ample room for both relaxation and privacy. The layout includes two inviting reception rooms, perfect for entertaining guests or enjoying family time.

The house boasts three well-appointed bathrooms, ensuring convenience for busy households. The extended design of the property enhances its spaciousness, allowing for a comfortable living experience.

For those who require parking, the property accommodates up to two vehicles, a valuable feature in this bustling area. Additionally, its proximity to public transport makes commuting a breeze, connecting you effortlessly to the wider region.

This home is not just a place to live; it is a sanctuary that offers both functionality and style. With its generous living space and excellent location, this property is a rare find in the market. Do not miss the opportunity to make this splendid house your new home.

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THROUGH LOUNGE	31'5" x 13'1" (9.60m x 4.00m)
RECEPTION /UTILITY ROOM	20'8" x 7'2" (6.30m x 2.20m)
SHOWER ROOM	6'10" x 4'11" (2.10m x 1.50m)
KITCHEN	26'2" x 9'10" (8.00m x 3.00m)
SHOWER ROOM	
STAIRS TO FIRST FLOOR	
BEDROOM ONE	12'5" x 11'9" (3.80m x 3.60m)
BEDROOM TWO	12'5" x 11'1" (3.80m x 3.40m)
BEDROOM THREE	8'10" x 7'2" (2.70m x 2.20m)
BEDROOM FOUR	12'1" x 6'6" (3.70m x 2.00m)
BEDROOM FIVE	13'5" x 6'6" (4.10m x 2.00m)
BATHROOM	7'10" x 4'7" (2.40m x 1.41m)

EXTERIOR circa 90' (circa 27.43m)

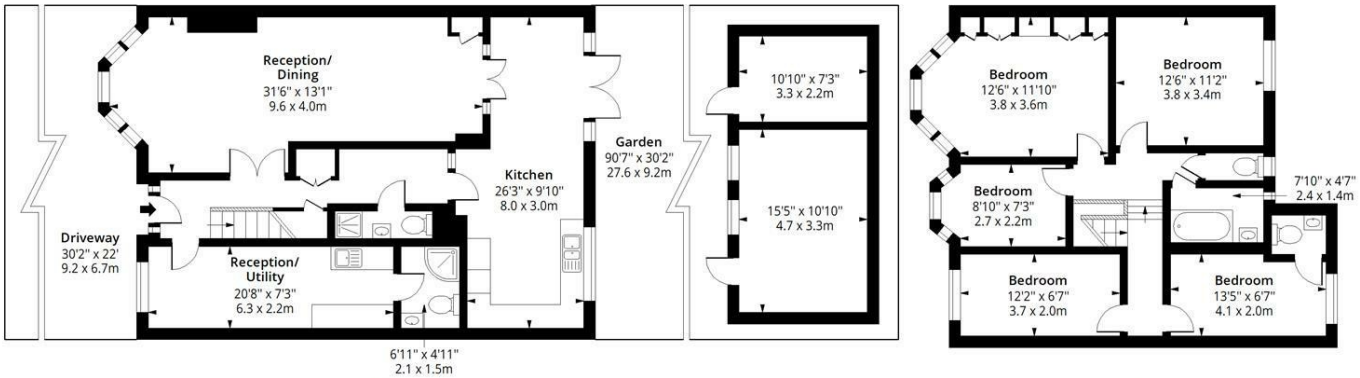
AGENTS NOTE

Directions

Floor Plans

Dawlish Drive IG3

Approx. Gross Internal Area 1750 Sq Ft - 162.58 Sq M
Approx. Gross Outbuilding Area 252 Sq Ft - 23.41 Sq M



Ground Floor
Floor Area 980 Sq Ft - 91.04 Sq M

First Floor
Floor Area 770 Sq Ft - 71.53 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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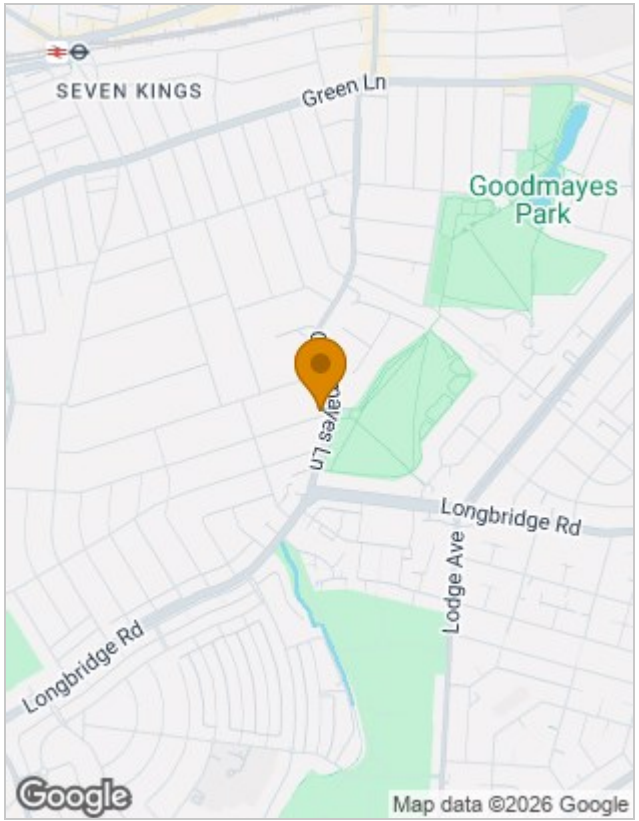
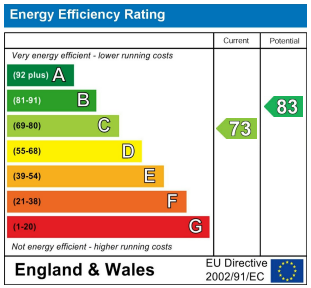
Date: 23/5/2026

Location Map



Energy Performance Graph



Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372
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.

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