



Guide Price
£475,000

Freehold

3x  1x  1x 

**Bawdsey Avenue, Ilford,
Essex, IG2**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Extended garden room to the rear
- Quiet cul-de-sac location
- Within the William Torbitt Primary School catchment
- Close to Newbury Park Station
- Near Aldborough Hall Nature Reserve

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Room : 23'11 (7.29m) x 11'10 (3.61m) narrowing to 10'6 (3.20m)

Kitchen : 8'8 x 6'9 (2.64m x 2.06m)

Garden Room : 15'8 x 8'11 (4.78m x 2.72m)

FIRST FLOOR

Landing

Bedroom 1: 12'0 x 10'10 (3.66m x 3.30m)

Bedroom 2: 11'11 x 9'8 (3.63m x 2.95m)

Bedroom 3 : 7'0 x 6'6 (2.14m x 1.98m)

Bathroom

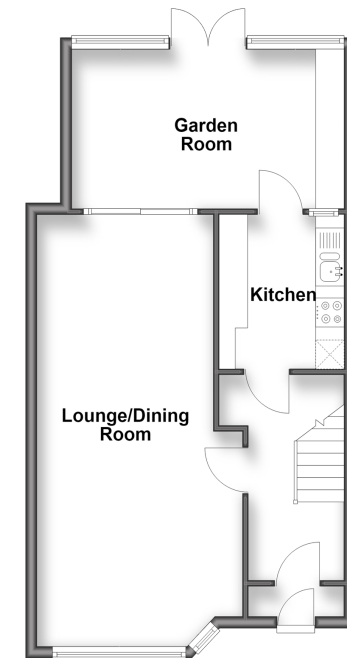
OUTSIDE

Off Street Parking

Rear Garden

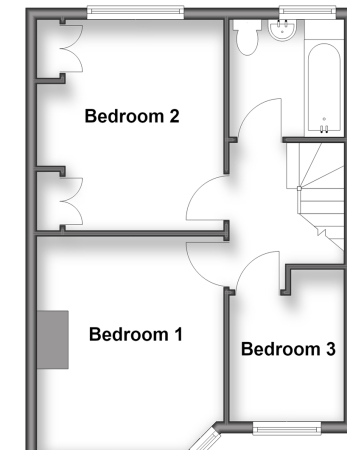
Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Call Barkingside - 020 8551 4025 ■ douglasallen.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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