



## Hazeldene Road , Ilford, IG3 9RA

Nestled in the desirable area of Hazeldene Road, Ilford, this charming mid-terrace house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and functionality, catering to the needs of contemporary living.

In addition to its spacious interiors, this property boasts parking for two vehicles, a valuable asset in this bustling area. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those commuting to London or exploring the surrounding areas.

This home on Hazeldene Road is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in Ilford. Do not miss the chance to make this delightful house your new home.

**Offers In Excess Of £575,000**

# Hazeldene Road

, Ilford, IG3 9RA



- EPC RATING C
- Kitchen
- Close to public transport
- Four bedrooms
- Two bathrooms
- Off street parking
- Two reception rooms
- Spacious garden

## ENTRANCE

### RECEPTION ONE

14'1" x 12'3" (4.31m x 3.75m)  
Double glazed window to front.  
Radiator.

### RECEPTION TWO

12'5" x 11'8" (3.80m x 3.57m)  
Double glazed window to rear.  
Radiator.

### KITCHEN

8'10" x 8'1" (2.71m x 2.47m)  
Range of wall and base units. Gas  
cooker with extractor fan above.  
Single bowl drainer sink unit.

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

12'9" x 11'2" (3.90m x 3.42m)  
Double glazed window to front.  
Radiator.

## BEDROOM TWO

12'4" x 11'2" (3.78m x 3.42m)  
Double glazed window to rear.  
Radiator.

## BEDROOM THREE

9'5" x 8'6" (2.89m x 2.61m)  
Double glazed window to front.  
Radiator.

## BATHROOM

8'9" x 8'7" (2.69m x 2.62m)  
Panelled bath, shower cubicle, wash  
hand basin and low flush w.c.

## STAIRS TO SECOND FLOOR

### BEDROOM FOUR

17'4" x 10'7" (5.30m x 3.23m)  
Double glazed window to front and  
rear. Radiator.

### SHOWER ROOM

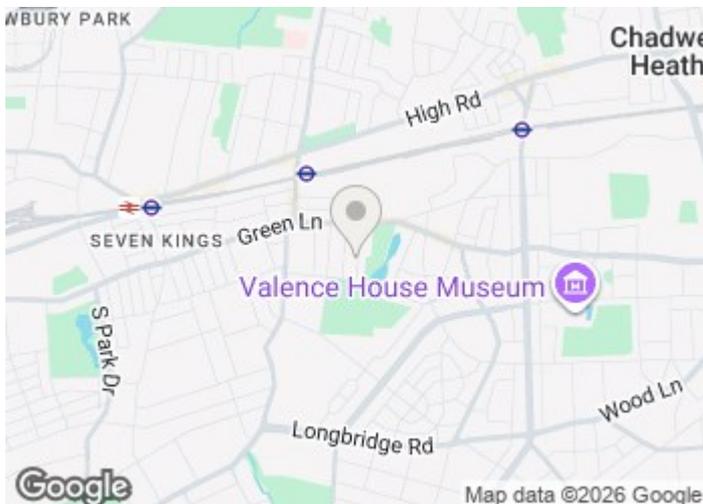
Shower cubicle, wash hand basin  
and low flush w.c.

## EXTERIOR

70' (21.34m)  
The rear garden is circa 70' in depth.

## AGENTS NOTE

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



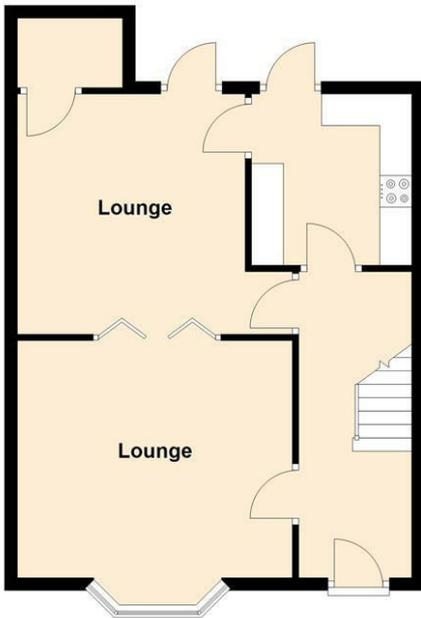
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# Floor Plan

## Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



## Second Floor

Approx. 26.8 sq. metres (288.7 sq. feet)



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	