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58 Canterbury Avenue  
Ilford, Essex IG1 3NG  
Price £750,000

## 58 Canterbury Avenue, Ilford, Essex IG1 3NG

**\*\* NO ONGOING CHAIN \*\* ATTACHED GARAGE \*\* GREAT POTENTIAL FOR DEVELOPMENT \*\* PRIME LOCATION \*\***

Arbon & Miller are privileged to offer this spacious three-bedroom extended semi-detached home situated within the highly sought-after Cathedral Estate, a desirable residential turning close to amenities, transport links and popular local schools. The property is sold with immediate vacant possession and offers well-proportioned accommodation throughout, beginning with an impressive entrance hall leading to a bright bay-fronted lounge. To the rear is a separate dining room with doors opening onto the garden, while the extended kitchen with breakfast area. A convenient ground floor cloakroom completes the ground floor accommodation. Upstairs, the first floor offers three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, together with a spacious feature family bathroom incorporating both a bath and separate shower enclosure. Externally, the property benefits from a rear garden with patio and lawn areas, while the front provides off-street parking and access to an attached garage, which offers excellent potential for conversion or development to create a double-storey side extension (subject to the usual planning consents). Ideally positioned within 0.6 miles walking distance of Redbridge Underground Station (Central Line) providing direct access to Stratford and Liverpool Street, the property is also close to local shops, bus routes and Valentines Park. A wonderful opportunity to acquire a family home in one of the area's most popular residential locations. Early viewing is highly recommended.

**ENTRANCE PORCH 6'7 x 3' (2.01m x 0.91m)**  
Multi glazed double doors, Quarry tiled floor, obscure glazed sidelights, obscure glazed entrance door to:

**ENTRANCE HALL 16'7 max x 5'6 (5.05m max x 1.68m)**  
Coved cornice, radiator, meter and storage cupboard downstairs, arch way to:

**LOUNGE 14'9 into bay x 12'6 (4.50m into bay x 3.81m)**  
Six light double glazed bay window with fanlights over, radiator, coved cornice, three wall light points, glazed shelving to chimney breast with cupboards under.

**DINING ROOM 12'5 x 11'3 (3.78m x 3.43m)**  
Multi glazed double doors to rear garden with multi glazed fixed sidelights and feature original obscure leaded lights over, radiator, coved cornice.

**CLOAKROOM 3'3 x 2'4 (0.99m x 0.71m)**  
Enclosed low level wc, suspended corner wash hand basin, tiled walls, tiled floor, extractor fan, spotlights to ceiling.

**EXTENDED KITCHEN WITH BREAKFAST AREA 14'4 x 12'4 (4.37m x 3.76m)**  
Extensive range of base and wall units, working surfaces, cupboards and drawers, built-in Neff oven with Neff gas hob and canopy extractor fan over, one and half bowl stainless steel sink top with mixer tap, matching front to integrated Bosch

dishwasher and washing machine, recess currently housing fridge/freezer, part tiled walls, tiled floor, spotlights to ceiling, coved cornice, double glazed window with fanlight over to rear, further double glazed window, double radiator, obscure multi glazed door to rear garden.

**LANDING 10'6 x 10'1 max (3.20m x 3.07m max)**  
Feature original obscure coloured leaded light glazed window with opening casement to flank, radiator.

**BEDROOM ONE 15'4 into bay x 12'6 into wardrobe recess (4.67m into bay x 3.81m into wardrobe recess)**  
Six light double glazed bay window with fanlights over, two radiators, fitted wardrobe cupboards to one wall, coved cornice.

**BEDROOM TWO 12'5 x 11'5 into wardrobe recess (3.78m x 3.48m into wardrobe recess)**  
Picture window to rear aspect, fitted wardrobe cupboards to one wall with overhead storage and built-in drawers, radiator.

**BEDROOM THREE 8'6 x 7'9 (2.59m x 2.36m)**  
Double glazed window with fanlight over to front aspect, radiator, built-in cupboard with overhead storage, coved cornice.

**FEATURE BATHROOM/WC 11'7 x 7'6 max (3.53m x 2.29m max)**  
Panel enclosed bath with mixer tap, separate

corner tiled shower enclosure with thermostatically controlled shower unit, large vanity unit with wash hand basin, low level wc, two wall light points, coved cornice, spotlights to ceiling, obscure window to rear, radiator, extractor fan, large built-in airing cupboard housing hot water cylinder.

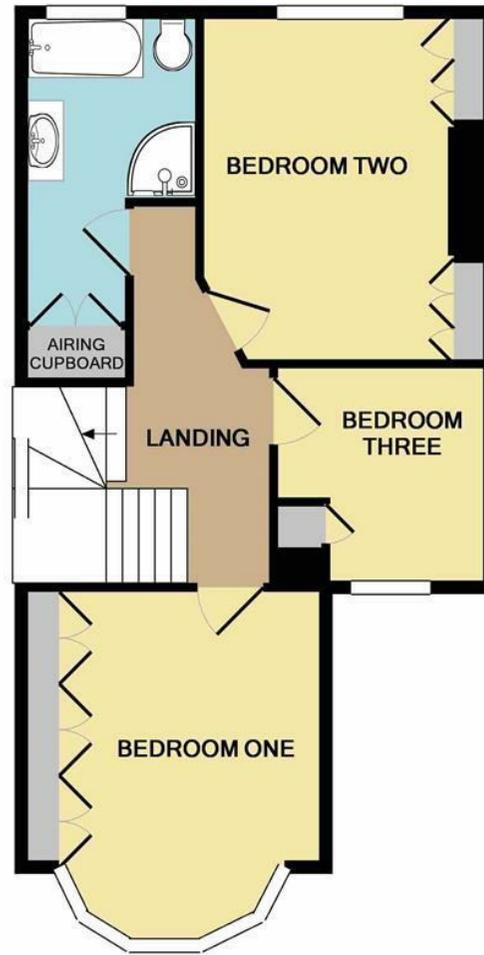
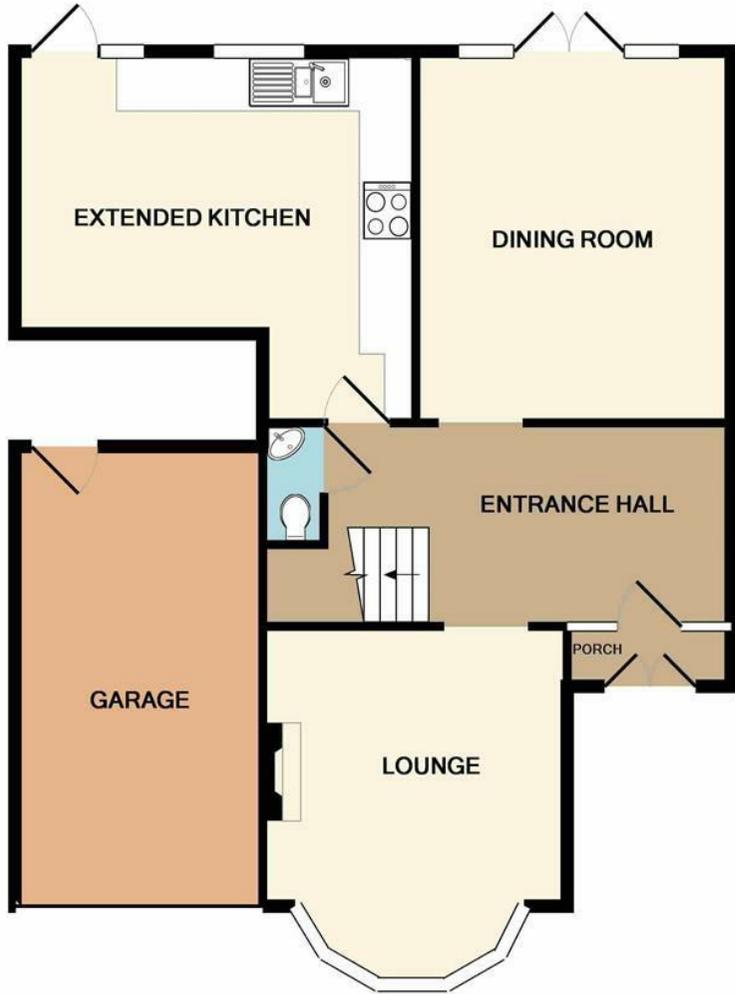
**REAR GARDEN**  
Established meticulously maintained rear garden with paved patio area, outside tap, steps leading up to lawn area with surrounding established trees and shrubs, further paved area at rear, shed, obscure glazed door to garage.

**ATTACHED GARAGE 16' x 7'8 (4.88m x 2.34m)**  
Up and over door, power and lighting.

**FRONT GARDEN**  
Providing OFF STREET PARKING.

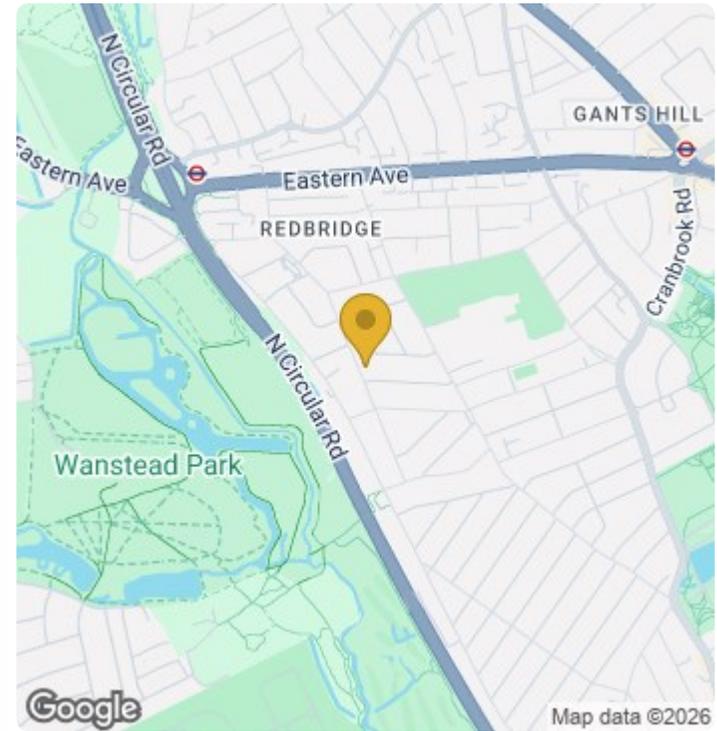
**AGENTS NOTE**  
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





TOTAL APPROX. FLOOR AREA 1213 SQ.FT. (112.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC





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