



## 68 Aberdour Road

, Ilford, IG3 9PG

Offers In Excess Of £875,000



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## ENTRANCE

Spacious entrance hallway. Under stairs storage and meter cupboard. Further stairs to basement storage.

## CLOAK ROOM

Wash hand basin and low flush w.c.

## RECEPTION ONE

16'9" x 16'3" (5.10 x 4.96)

Double glazed bay window to front. Coved cornice. Feature fireplace. Radiator.

## RECEPTION TWO

16'1" x 12'0" (4.91 x 3.65)

Open plan lounge. Double glazed window and door to rear. Coved cornice. Picture rail. Feature fireplace. Radiator.

## DINING ROOM

12'6" x 10'0" (3.81 x 3.04)

Open plan dining area. Double glazed windows and door to rear. Wall and base units. Radiator.

## KITCHEN

14'8" x 6'1" (4.47 x 1.85)

Range of wall and base units. Gas range cooker with extractor fan above. Butler sink. Double glazed window to rear.

## LEAN TO

Wall mounted boiler. Mega flow water tank. Plumbing for washing machine and dryer.

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

16'3" x 13'9" (4.95 x 4.18)

Double glazed bay window to front. Coved cornice. Fitted wardrobes. Radiator.

## EN-SUITE

10'2" x 8'8" (3.11 x 2.63)

Suite comprising: Walk-in shower unit, wash hand basin and low flush w.c. Double glazed window to rear. Radiator. tiled floor to ceiling. Radiator. Double glazed window.

## BEDROOM TWO

16'1" x 10'9" (4.89 x 3.27)

Double glazed window to rear. Coved cornice. Fitted wardrobes. Radiator.

## BEDROOM THREE

12'10" x 11'1" (3.90 x 3.37)

Double glazed window to rear. Picture rail. Radiator.

## BEDROOM FOUR

9'6" x 7'5" (2.89 x 2.27)

Double glazed window to rear. Coved cornice. Fitted wardrobes. Radiator.

## BATHROOM

8'5" x 6'0" (2.56 x 1.83)

Suite comprising: panelled bath, wash hand basin and low flush w.c. Double glazed window to side. Radiator.

## EXTERIOR

80'0" x 34'0" (24.38 x 10.36)

The rear garden is approximately 80' (24.38m) In depth which is part decked and remainder laid to lawn. Brick built outbuilding for storage.

## OUTBUILDING/GARAGE

The rear outbuilding feature two room:

Room one - 6.20m x 2.72m

Room two - 2.96m x 2.51m

Could be turned into a garage. Has electric.

Potential for further development (subject to planning permission)

## AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.



## Road Map



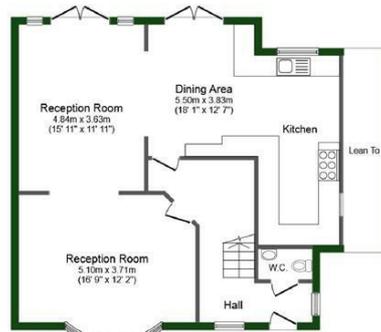
## Hybrid Map



## Terrain Map



## Floor Plan



### Ground Floor

Floor area 84.0 sq. m. (904 sq. ft.) approx



### First Floor

Floor area 73.0 sq. m. (786 sq. ft.) approx

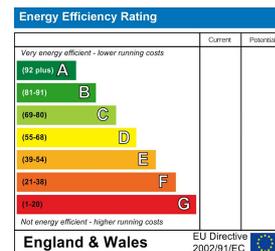
Total floor area 157.0 sq. m. (1,690 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property.  
 Measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
 Plan created for Sandra Davidson (02085977372)

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## 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.

## Energy Efficiency Graph



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