Sandra Davidson
ESTATE AGENTS



Water Lane

redbridge

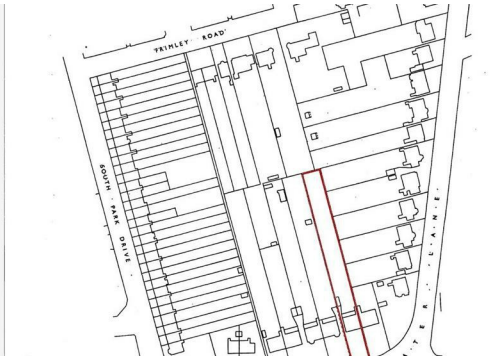
G

, Ilford, IG3 9HT

Offers In Excess Of £810,000

4 2 2 E

Sandra Davidson Estate Agents are pleased to present this extended, semi detached bungalow in the popular Seven Kings Bungalow Estate. The property is close distance of Seven Kings Station (Crossrail - Zone 4) and South Park. The property comprises: four bedrooms, spacious reception rooms, large open plan kitchen/diner, family bathroom and en-suite. Other benefits include: Gas central heating, double glazing, 300' rear garden and off street parking. Viewings are recommended to avoid disappointment.







ENTRANCE

LIVING ROOM 13'10" x 11'11" (4.22m x 3.65m)
Double glazed window to side.

KITCHEN 12'2" x 8'1" (3.71m x 2.47m)
Range of wall and base units. Door to utility room. Open to dining area.

DINING AREA 19'4" x 12'2" (5.91m x 3.72m)
Double glazed window and patio door to garden. Laminate flooring. Radiator. Open to kitchen. Folding doo to reception room.

UTILITY ROOM 6'1" x 5'11" (1.86m x 1.81m)
Range of wall and base units.

BEDROOM ONE 14'2" x 9'11" (4.33m x 3.03m)

BEDROOM TWO 11'10" x 8'4" (3.63m x 2.55m)

BEDROOM THREE 8'0" x 7'7" (2.44m x 2.33m)
Carpeted flooring. Fitted cupboard. Door to en-suite.

EN-SUITE 8'0" x 3'10" (2.44m x 1.18m)
Tiled floor to ceiling. Shower attachment. Low level toilet. Wash hand basin. Towel heater.

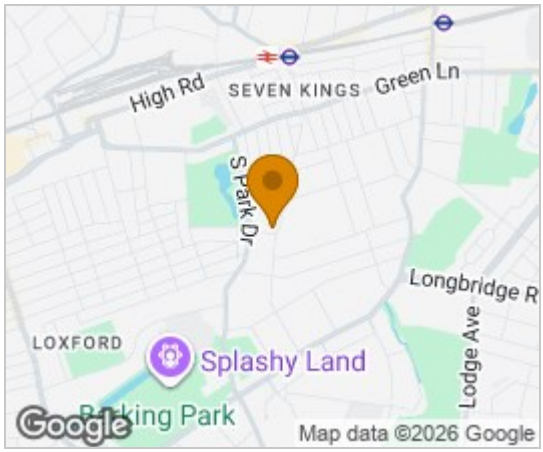
BEDROOM FOUR/LOUNGE 11'10" x 10'0" (3.61m x 3.05m)
Double glazed bay window to front. Double glazed to side. Carpeted flooring. Radiator

BATHROOM 8'10" x 4'10" (2.70m x 1.48m)
Panel bath. Wash hand basin. Low level toilet. Tiled floor to ceiling. Radiator.

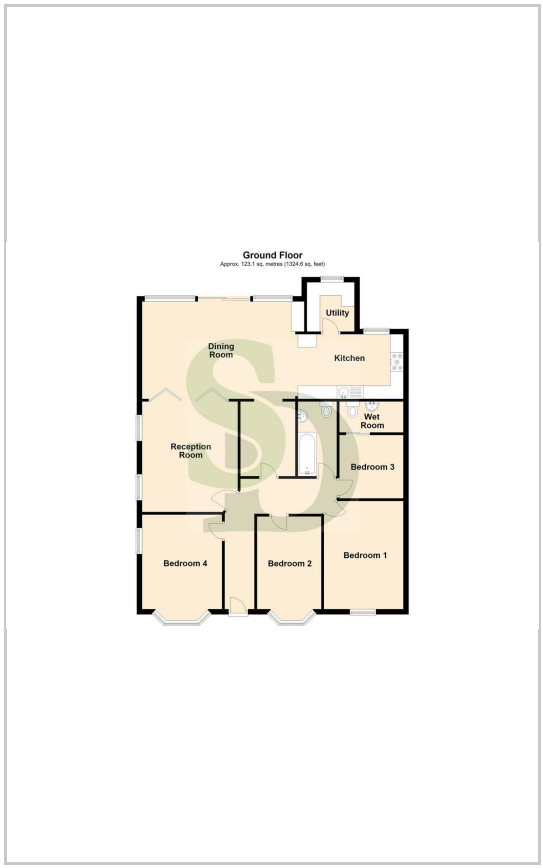
EXTERIOR 300' (91.44m)
Mainly lawn, Garage.

AGENTS NOTE
No service or appliances have been tested by Sandra Davidson Estate Agents.
Client Money Protection
We are members of the Propertymark Client Money Protection (CMP) Scheme.
Our Client Money Protection certificate is available upon request or it can be found on our website: https://www.sandradavidson.com/
Redress
We hold independent redress with The Property Ombudsman

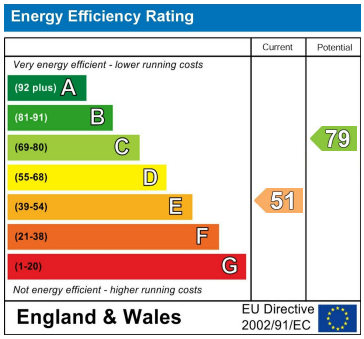
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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