



## Tresco Gardens

, Ilford, IG3 9NH

Offers In Excess Of £775,000

## Redbridge

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Nestled in the desirable Tresco Gardens within the Seven Kings Bungalow Estate, this charming 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 bathrooms provide ample facilities for busy mornings, ensuring that everyone can start their day with ease.

The heart of the home is a spacious kitchen, perfect for culinary enthusiasts and family gatherings alike. The two reception rooms offer versatile living spaces, allowing for both relaxation and entertainment. Whether you prefer a cosy evening in or hosting friends, these rooms cater to your lifestyle needs.

Parking is a breeze with space for up to three vehicles, providing added convenience for residents and guests. The off-street parking ensures that you can come and go with ease, a valuable feature in today's busy world.

This property not only boasts generous living space but also benefits from its prime location in Seven Kings, a community known for its friendly atmosphere and accessibility to local amenities. With its combination of practicality and charm, this house is a wonderful opportunity for those looking to make a home in a vibrant area. Don't miss the chance to view this delightful property and envision your future here.



## ENTRANCE

## THROUGH LOUNGE

Double glazed window to front. Solid hardwood Flooring. Radiator.

## RECEPTION

Double glazed window to front. Solid hardwood flooring. Radiator.

## SHOWER OOM

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

## KITCHEN DINER

Open plan lounge giving further access to fitted kitchen. comprising of: wall and base units. gas cooker with extractor fan above. built in oven, fridge freezer and dishwasher. Window and door to rear.

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

Double glazed window to front. Carpeted flooring. Radiator.

## BEDROOM TWO

Double glazed window to rear. Carpeted flooring. Radiator.

## BEDROOM THREE

Double glazed window to front. Carpeted flooring. Radiator.

## BEDROOM FOUR

Double glazed window to front. Carpeted flooring. Radiator.

## BEDROOM FIVE

Double glazed window to rear. Carpeted flooring. Radiator.

## BATHROOM

Panelled bath, wash hand basin and low flush w.c.

## EXTERIOR

The front drive is paved providing off street parking. The rear garden is part paved remainder laid to lawn.

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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