



Cobham Road

, Ilford, IG3 9JP

Offers In Excess Of £535,000

Redbridge

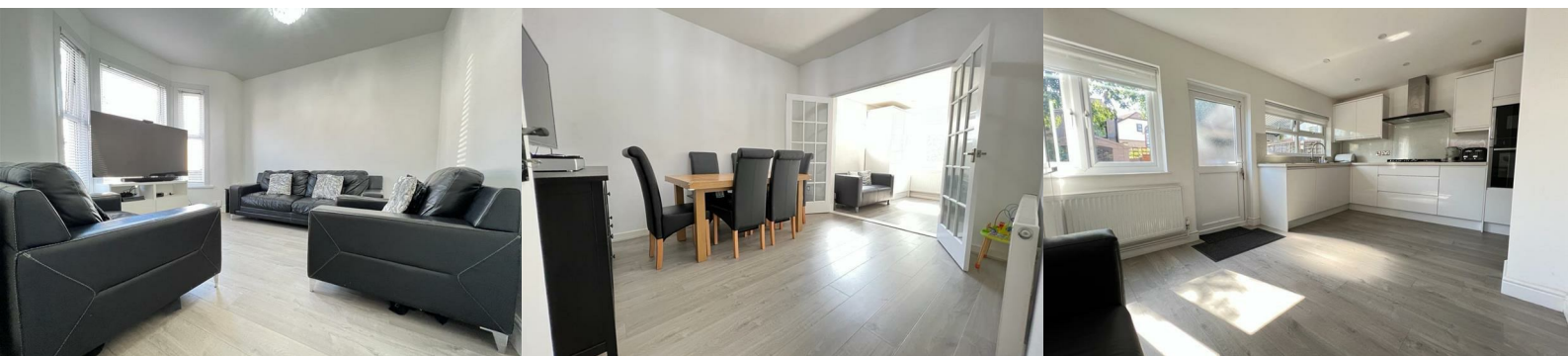
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Sandra Davidson Estate Agents are pleased to present this middle terrace family home, situated in a popular location directly off Green Lane. The property is within close distance of Seven Kings station (Crossrail - Zone 4), local shops, bus routes, schools (Isaac Newton Academy) and recreational facilities.

The accommodation comprises: two reception rooms, extended kitchen, ground floor shower room, three bedrooms and first floor spacious bathroom. Other benefits and features include double glazed windows, gas central heating and a spacious rear garden.

Viewings are highly recommended.



ENTRANCE

RECEPTION ONE 13'1" x 12'0" (4.00m x 3.68m)
Double glazed window to front. Wood style laminated flooring.
Radiator.

RECEPTION TWO 11'2" x 10'2" (3.42m x 3.10m)
Open plan living room. Wood style laminated flooring.
Radiator.

SHOWER ROOM
Wash hand basin and low flush w.c. Plumbing for shower.

KITCHEN 15'8" x 9'8" (4.80m x 2.97m)
Range of wall and base units. Gas cooker with extractor fan above. built in oven, microwave and fridge/freezer. Double glazed window and door to rear.

STAIRS TO FIRST FLOOR

BEDROOM ONE 13'3" x 10'4" (4.04m x 3.17m)
Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM TWO 11'2" x 8'9" (3.41m x 2.67m)
Double glazed window to front. Carpeted flooring. Radiator.

BEDROOM THREE 8'4" x 6'10" (2.55m x 2.10m)
Double glazed window to front. Carpeted flooring. Radiator.

BATHROOM 8'6" x 7'10" (2.61m x 2.40m)
Panelled bath, wash hand basin and low flush w.c.

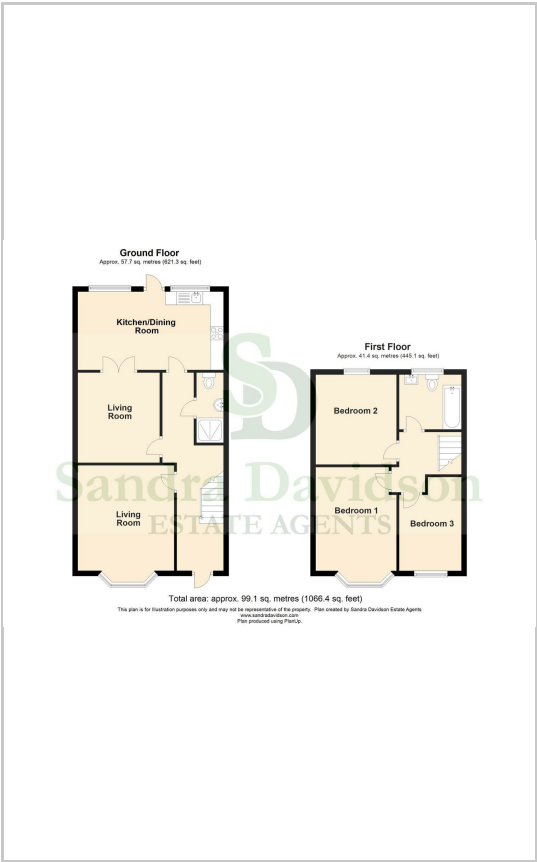
EXTERIOR 36' (10.97m)
The front drive is paved providing off street parking. The rear garden is circa 36' in depth.

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

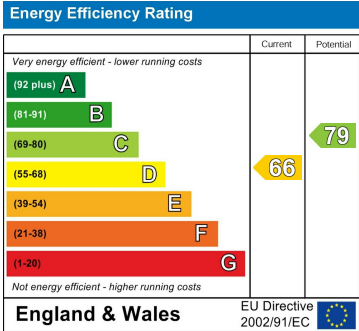
Area Map



Floor Plans



Energy Efficiency Graph



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