



## Applegarth Drive, Ilford

offers in excess of £540,000 Freehold

Excellent Condition • Through Lounge/Diner • Spacious Conservatory • Off Street Parking • 1st Floor Bathroom • Double Glazed • 100 Foot Plus Landscaped Rear Garden • Gas Central Heating • Easy Access To Newbury Park Central Line Station • Located Close To Fairlop Waters Country Park



Immaculate 3-bed terraced house with through lounge/diner, conservatory, contemporary bathroom, double glazing, gas central heating, and 100ft+ landscaped garden & easy access to Newbury Park Station

Council Tax band: D

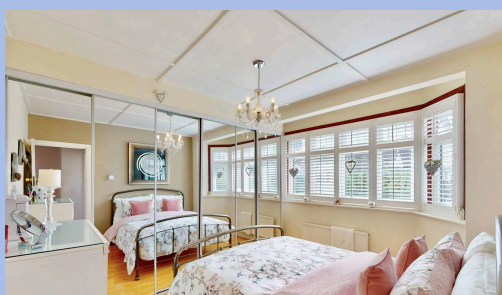
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Excellent Condition
- Through Lounge/Diner
- Spacious Conservatory
- Off Street Parking
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- Double Glazed
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**Porch**

Hardwood glazed door, opening to

**Hallway**

Via double glazed composite door, fitted carpet, under stairs storage cupboard, radiator, doors to

**Through Lounge/Diner**

23' 9" x 11' 11" (7.25m x 3.63m)

narrowing to 3.08m. Fitted carpet, flat plastered walls, 2 radiators, fire place, double glazed to front aspect with fitted shutters, double glazed sliding doors to conservatory.

**Kitchen**

7' 9" x 7' 1" (2.37m x 2.16m)

Eye and base level units, granite effect work tops, space and plumbing for oven & gas hob, 1 1/2 bowl sink with mixer tap, ceramic tiled splash backs and floor, flat plastered ceiling, double glazed window and door to conservatory.

**Conservatory**

16' 5" x 12' 2" (5.01m x 3.71m)

Conservatory with flat plastered walls, ceramic floor tiles, 2 radiators, space and plumbing for washing machine, tumble dryer and fridge freezer, double glazed windows and doors to garden.

**1st Floor Landing**

Fitted carpet, loft access, doors to

**Bedroom 1**

12' 1" x 9' 1" (3.68m x 2.76m)

plus wardrobe recess. Laminate flooring, fitted wardrobes, radiator, flat plastered walls, double glazed window to front aspect with fitted shutters.

**Bedroom 2**

10' 11" x 10' 1" (3.33m x 3.07m)

plus wardrobe recess. Laminate flooring, radiator, fitted wardrobes, flat plastered walls, double glazed window to rear aspect.

**Bedroom 3**

7' 1" x 6' 5" (2.15m x 1.96m)

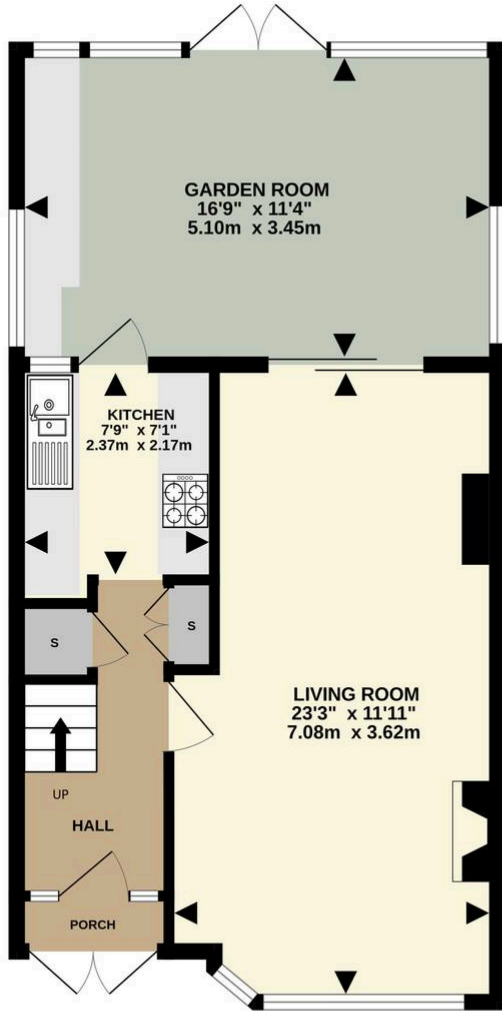
with first measurement plus wardrobe recess. Laminate flooring, radiator, flat plastered ceiling and walls, double glazed window to front aspect.

**Bathroom**

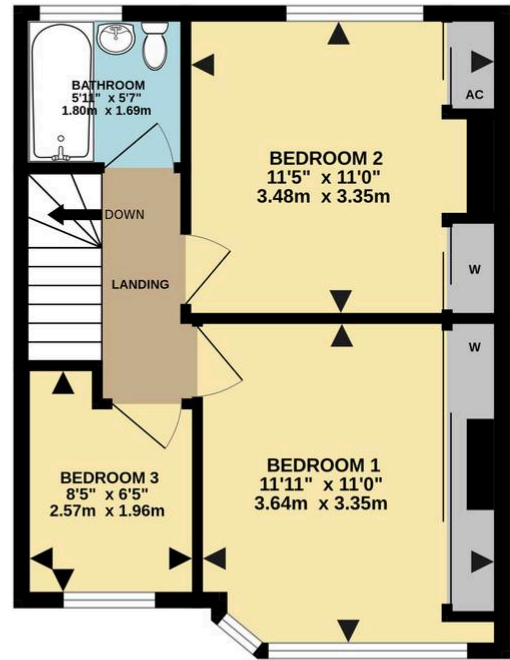
5' 7" x 5' 11" (1.69m x 1.80m)

3 Piece suite comprising low level w/c, wash basin, panel enclosed bath with mixer tap/shower attachment, ceramic tiled walls and flooring, heated towel rail, double glazed obscure window to rear aspect.

Ground Floor  
571 sq.ft. (53.1 sq.m.) approx.



1st Floor  
376 sq.ft. (35.0 sq.m.) approx.



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TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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