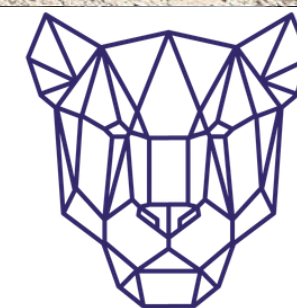




Offers Over - £700,000
Carswell Close, Ilford, Essex, IG4 5PE

 x3  x1  x1



**PANTERA
PROPERTY**



Pantera Property are delighted to offer this three-bedroom detached family home with off-street parking in Ilford.

Property Description

The property is sold with vacant possession.

A well-proportioned three-bedroom detached family home situated on Carswell Close within a popular residential area of Ilford. The property benefits from spacious accommodation arranged over two floors, together with off-street parking, a conservatory and a private rear yard.

The property presents an excellent opportunity for owner occupiers or families seeking a detached home in an established residential location with convenient access to local amenities, well-regarded schools and excellent transport links into Central London.

Accommodation

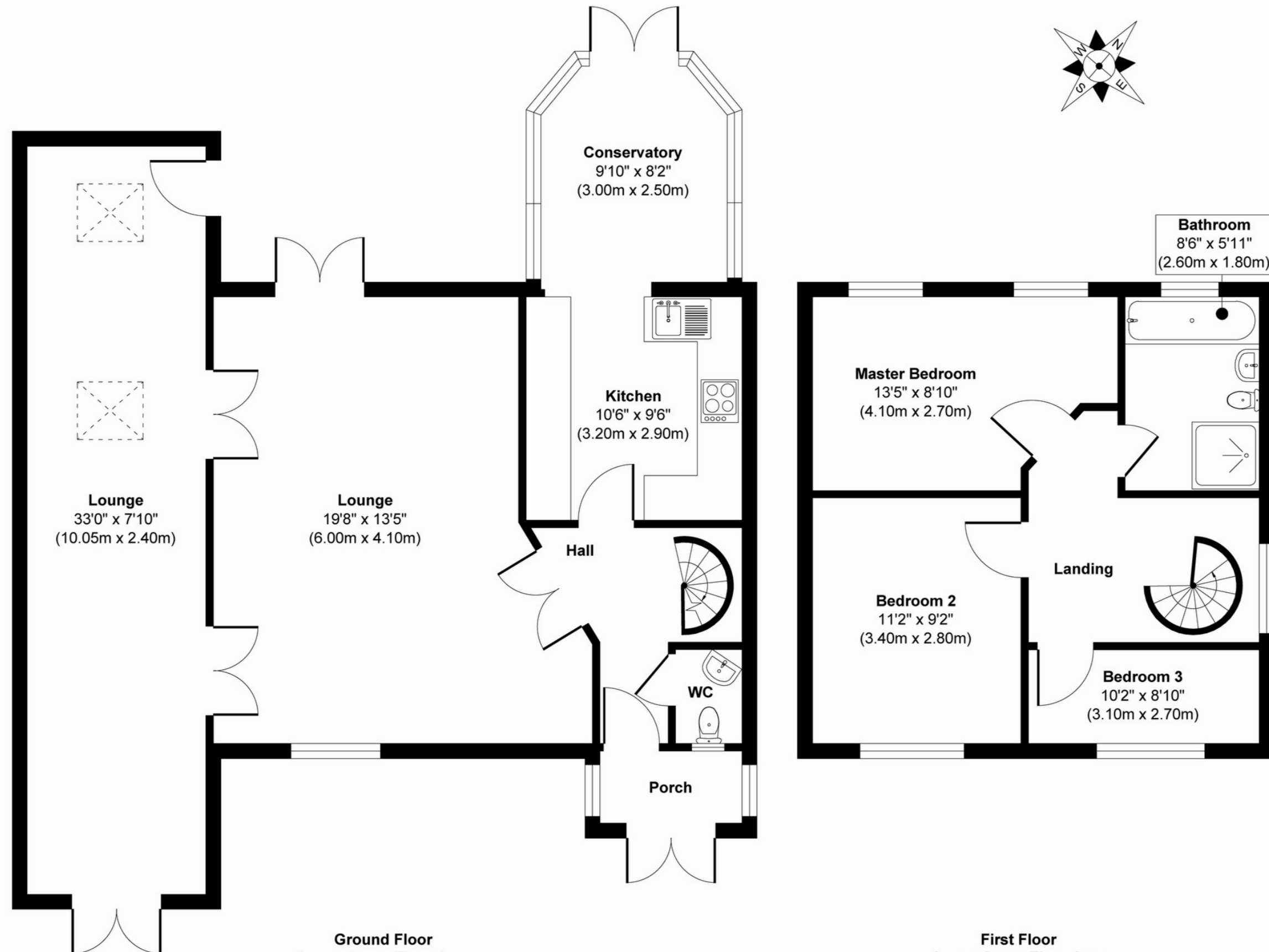
The accommodation extends to approximately 1,213 sq. ft. and comprises:

- Entrance hall with ceramic tiled flooring and staircase to the first floor.
- Spacious living room with parquet-effect laminate tiled flooring and window overlooking the front elevation.
- Separate dining room with parquet-effect laminate tiled flooring, providing an ideal space for family dining and entertaining.
- Fitted kitchen comprising a range of wall and base units with ceramic tiled flooring.
- Conservatory with ceramic tiled flooring providing additional reception space and access to the rear yard.
- Clockroom located under the stairs for further storage.
- First floor landing providing access to all principal rooms.
- Principal bedroom with window overlooking the front elevation.
- Two further well-proportioned bedrooms.
- Family bathroom comprising bath, wash hand basin and WC with tiled flooring.
- Off-street parking to the front of the property.
- Private rear yard.

The property is of traditional brick construction beneath a pitched tiled roof and is held freehold.

Please call the office on 0330 118 6610 and ask for George for any further details.



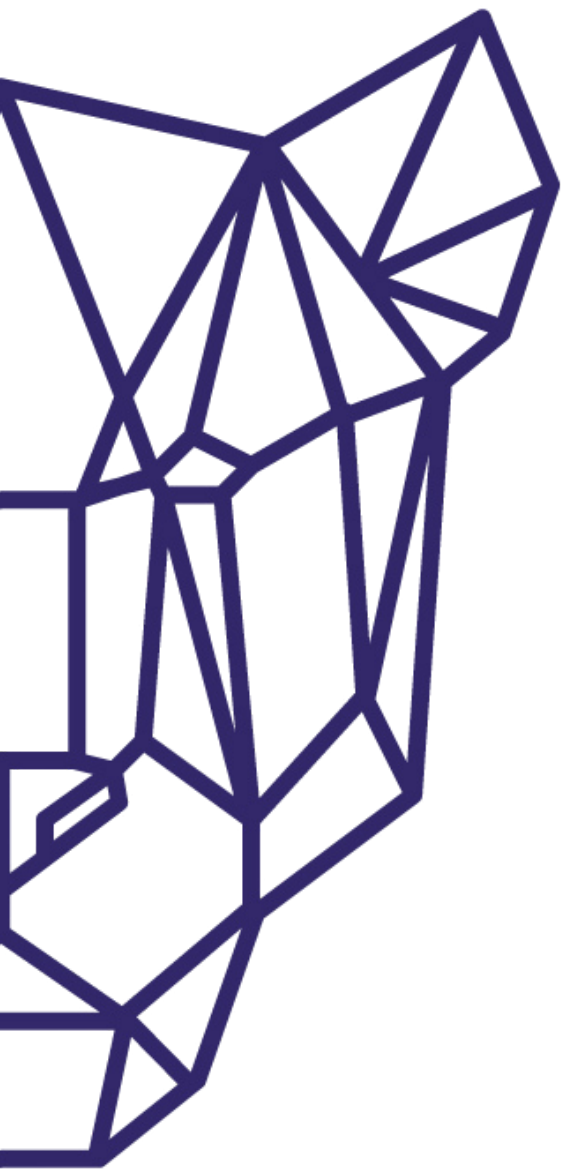


Ground Floor
Approximate Floor Area
826 sq. ft
(76.75 sq. m)

First Floor
Approximate Floor Area
387 sq. ft
(36.00 sq. m)

Approx. Gross Internal Floor Area 1213 sq. ft / 112.75 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Additional Information

Local Authority:
Redbridge Council

Tenure: Freehold

Size:
1,213 sq.ft

Council Tax
Band: E

Location

The property is situated on Carswell Close within a well-established residential area of Ilford in the London Borough of Redbridge. The location provides excellent access to a wide range of local amenities including supermarkets, independent shops, cafés and restaurants, together with several well-regarded primary and secondary schools.

The property is conveniently located for commuters, with Gants Hill, Redbridge and Barkingside Underground Stations (Central Line) all within easy reach, providing direct services into Central London. The A12, A406 North Circular Road and M11 motorway are also readily accessible, offering excellent road connections across London and Essex.

Viewing

Please contact George at
Pantera Property to
arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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