



A stunning and beautifully presented four bedroom new build family home in a peaceful location. This family home has an "A Rating" EPC, making it very cost effective when it comes to fuel bills. This amazing home has been finished to very a high standard and is offered chain free.

The property is close to local amenities and Fairlop central line station, it is 1.216 square feet in size and arranged over two floors. There is underfloor heating on the ground floor with a wood effect flooring.

**Stokes Cottages, Ilford**



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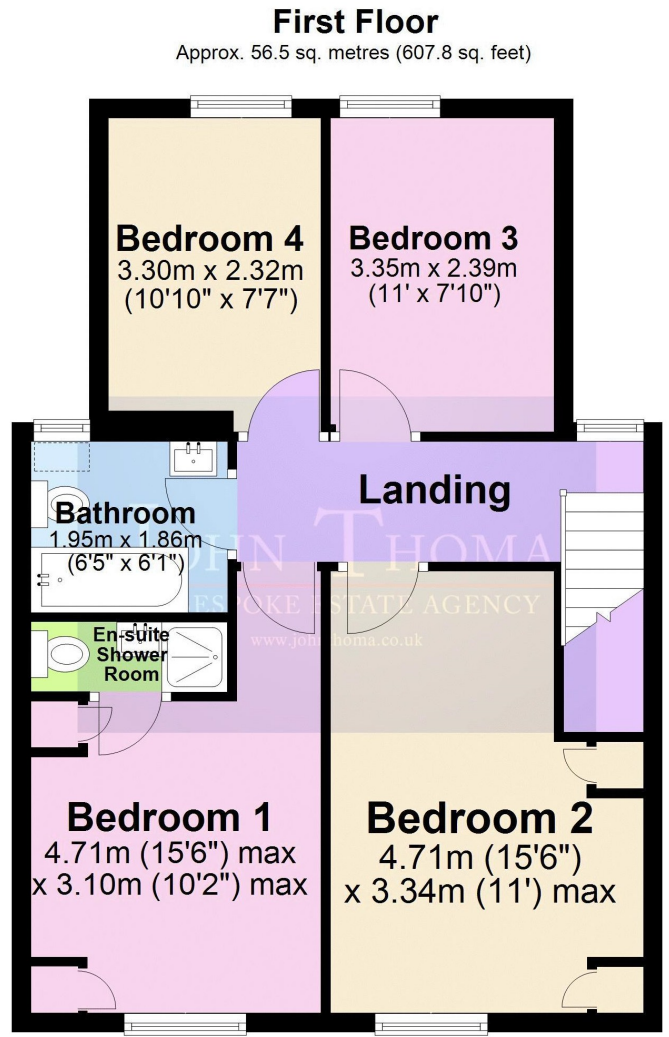
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- ◆ The property is 1,216 square feet in size with a spacious lounge-dining room measuring 20' x 15' 5"
- ◆ A bespoke fitted kitchen-breakfast room measuring 15' 8" x 11' with integrated appliances
- ◆ Bedroom one measures 15' 6" x 10' 2" with fitted wardrobes and a modern en-suite shower room
- ◆ Bedroom two measures 15' 6" x 11' with fitted wardrobes and bedroom three measures 11' x 7' 10"

- ◆ Bedroom four measures 10' 10" x 7' 7" and there is a large modern family bathroom 6' 5" x 6' 1"
- ◆ The entrance hall is of a good size measuring 14' 1" x 5' 9" with a modern wet room-shower
- ◆ There is a private rear garden with a lawn, a patio area with access to the front of the property
- ◆ There is an allocated parking space, the property is close to local shops and amenities



Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Total area: approx. 113.0 sq. metres (1216.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A	97 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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