



Sandhurst Drive

, Ilford, IG3 9DB

Offers In Excess Of £625,000

Redbridge

E



Nestled in the desirable area of Sandhurst Drive, Ilford, this splendid house offers a perfect blend of comfort and style, making it an ideal family home. With four generously sized bedrooms, there is ample space for everyone to enjoy their own privacy while still being part of a warm and welcoming environment.

The property boasts three well-appointed reception rooms, providing versatile spaces that can be tailored to your needs. Whether you envision a cosy lounge for family gatherings, a formal dining area for entertaining guests, or a playroom for the little ones, this home can accommodate it all. The layout is designed to enhance both functionality and flow, ensuring that each room is easily accessible.

With three bathrooms, morning routines will be a breeze, allowing for convenience and comfort for all family members. The bathrooms are thoughtfully designed, featuring contemporary fixtures and finishes that add a touch of luxury to everyday living.

Parking is never a concern here, as the property offers space, making it ideal for families with multiple cars or for those who enjoy hosting visitors.



ENTRANCE

RECEPTION ONE 11'0" x 11'10" (3.371m x 3.63m)

Double glazed window to front. Wood style laminated flooring. Radiator.

RECEPTION TWO 13'2" x 11'3" (4.02m x 3.45m)

Double glazed window to rear. Wood style laminated flooring. Radiator.

RECEPTION THREE 19'10" x 7'5" (6.07m x 2.28m)

Double glazed window to front. Wood style laminated flooring. Radiator.

KITCHEN 9'4" x 7'5" (2.86m x 2.27m)

Range of wall base units. Gas cooker with extractor fan above. Single bowl drainer sink unit.

UTILITY ROOM 6'11" x 6'11" (2.13m x 2.12m)

Range of wall and base units. Single bowl drainer sink unit.

SHOWER ROOM 6'7" x 6'0" (2.02m x 1.83m)

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

LEAN TO 19'2" x 10'7" (5.86m x 3.24m)

Windows and door to rear.

STAIRS TO FIRST FLOOR

BEDROOM ONE 12'1" x 11'8" (3.69m x 3.57m)

Double glazed window to front. Wood style laminated flooring. Radiator.

BEDROOM TWO 13'3" x 11'2" (4.04m x 3.41m)

Double glazed window to rear. Wood style laminated flooring. Radiator.

BEDROOM THREE 8'11" x 7'2" (2.72m x 2.19m)

Double glazed window to front. Wood style laminated flooring. Radiator.

BEDROOM FOUR 17'7" x 7'4" (5.37m x 2.25m)

Double glazed window to front. Wood style laminated flooring. Radiator.

EN-SUITE 7'4" x 7'4" (2.25m x 2.25m)

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

BATHROOM 7'6" x 7'1" (2.31m x 2.17m)

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

EXTERIOR 39' (11.89m)

The rear garden is circa 39' in depth.

GARAGE

Access via the side.

AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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