



Highwood Gardens, Ilford, IG5 0AY

£685,000



# Highwood Gardens

Ilford, IG5 0AY

Local Authority: E

Tax Band:

- EPC RATING D
- Reception room
- Outbuilding
- Council tax E
- Near Clay Hall park
- Three bedrooms
- Extended Open Plan Kitchen Diner
- Off Street Parking
- Call now to view
- Scope to extend

\*\*\* GUIDE PRICE £675,000 TO £700,000 \*\*\*

Sandra Davidson Estate Agents are delighted to offer for SALE; Welcome to this charming semi-detached house located in the desirable area of Highwood Gardens, Ilford. This delightful property boasts a spacious layout, perfect for families or those seeking extra room to entertain guests.

Upon entering, you will find two inviting reception rooms that offer a warm and welcoming atmosphere. These versatile spaces can be tailored to your needs, whether you envision a cosy lounge for relaxation or a vibrant dining area for gatherings with friends and family.

The house features three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. Each room is filled with natural light, creating a bright and airy environment that enhances the overall appeal of the home.

With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household. The thoughtful design of this property caters to modern living, making it an ideal choice for those who value both comfort and functionality.

Highwood Gardens is a lovely neighbourhood, offering a blend of community spirit and accessibility. Residents can enjoy nearby amenities, including shops, parks, and excellent transport links, making it easy to explore the wider area.

This semi-detached house is a wonderful opportunity for anyone looking to settle in a vibrant part of Ilford. With its generous living space and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.

£685,000



**ENTRANCE HALL** 15'7" x 7'1" (4.77 x 2.17)  
Carpeted flooring, ceiling light bulb Window to front, window to side, door to reception on the right, door on the back to kitchen, electrical meter under the stairs.

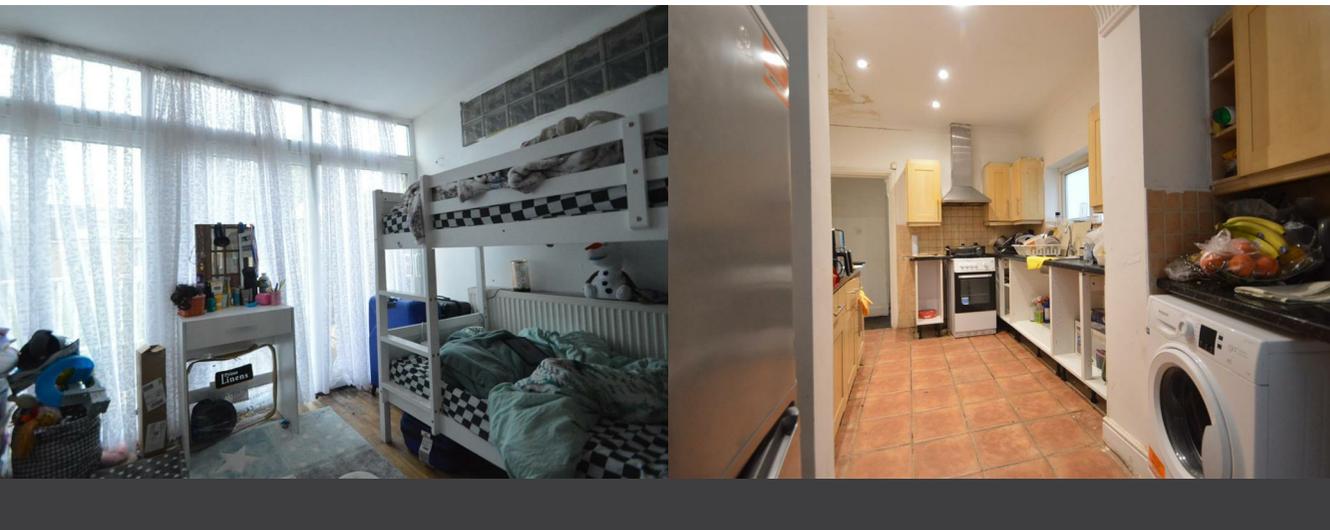
**RECEPTION** 35'0" x 11'5" (10.67 x 3.48)  
Carpeted flooring, ceiling light bulbs Bay double glazed window to front, window to side, fireplace, door to lounge

**KITCHEN** 15'1" x 8'6" (4.60m x 2.60m)  
Tile flooring, ceiling lights, Gas and cooker 4 rings, Window to side, open plan, fitted cupboards.

**DINING ROOM** 7'3" x 20'1" (2.22m x 6.11m)  
Double glazed double door, patio door, door to garden, tile flooring,

**WC** 6'1" x 8'10" (1.87 x 2.70)  
Tile flooring, Window to side, door, sink, radiator, toilet

**LANDING** 6'10" x 9'0" (2.10 x 2.75)  
carpeted flooring, ceiling light bulb, Window to side, Storage cupboard.





**BATHROOM** 6'1" x 8'10" (1.87 x 2.70 )  
Laminate flooring, Double glazed window to rear, toilet, bath tub, tile walls, radiator, sink, cupboard above sink.

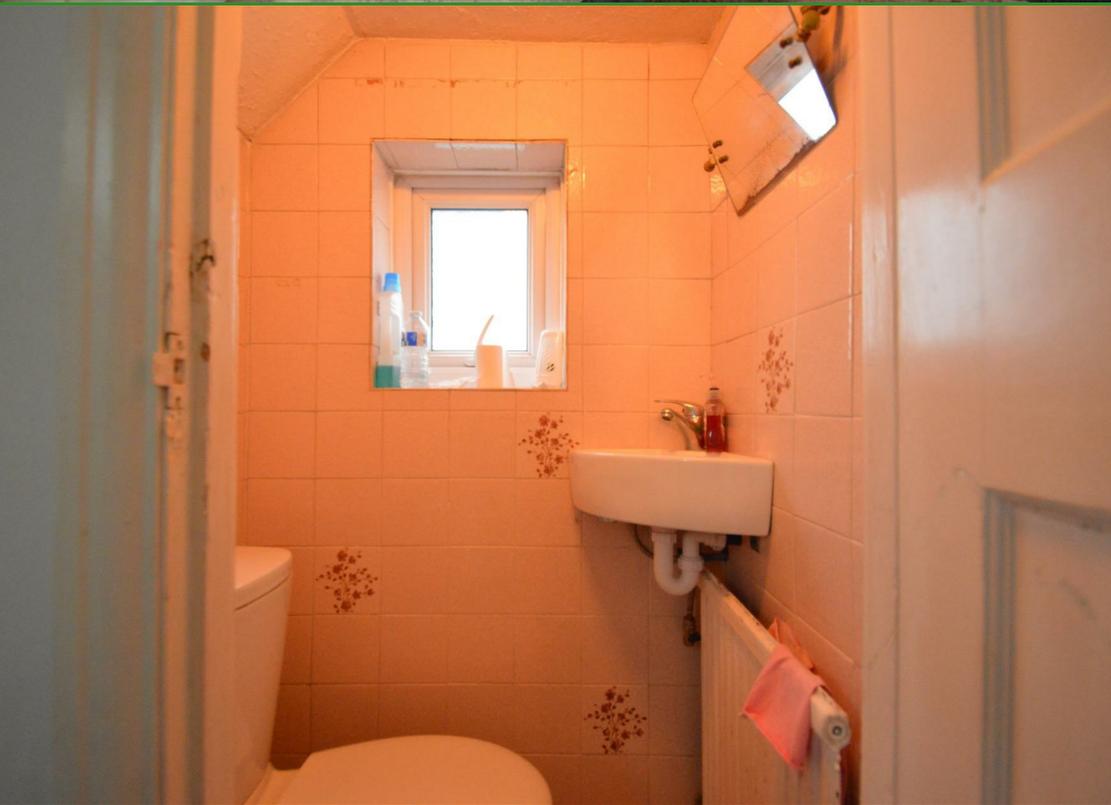
**BEDROOM 2** 12'6" x 12'4" (3.80m x 3.76m)  
Carpeted flooring, double glazed Window to rear, chimney breast, ceiling light bulb, radiator.

**BEDROOM 3** 11'5" x 8'0" (3.49m x 2.43m)  
double glazed bay window to front, Boiler, ceiling light bulb, radiator

**BEDROOM 1** 17'5" x 11'9" (5.32m x 3.57m)  
double glazed bay window to front, two windows to side, carpeted flooring, radiator

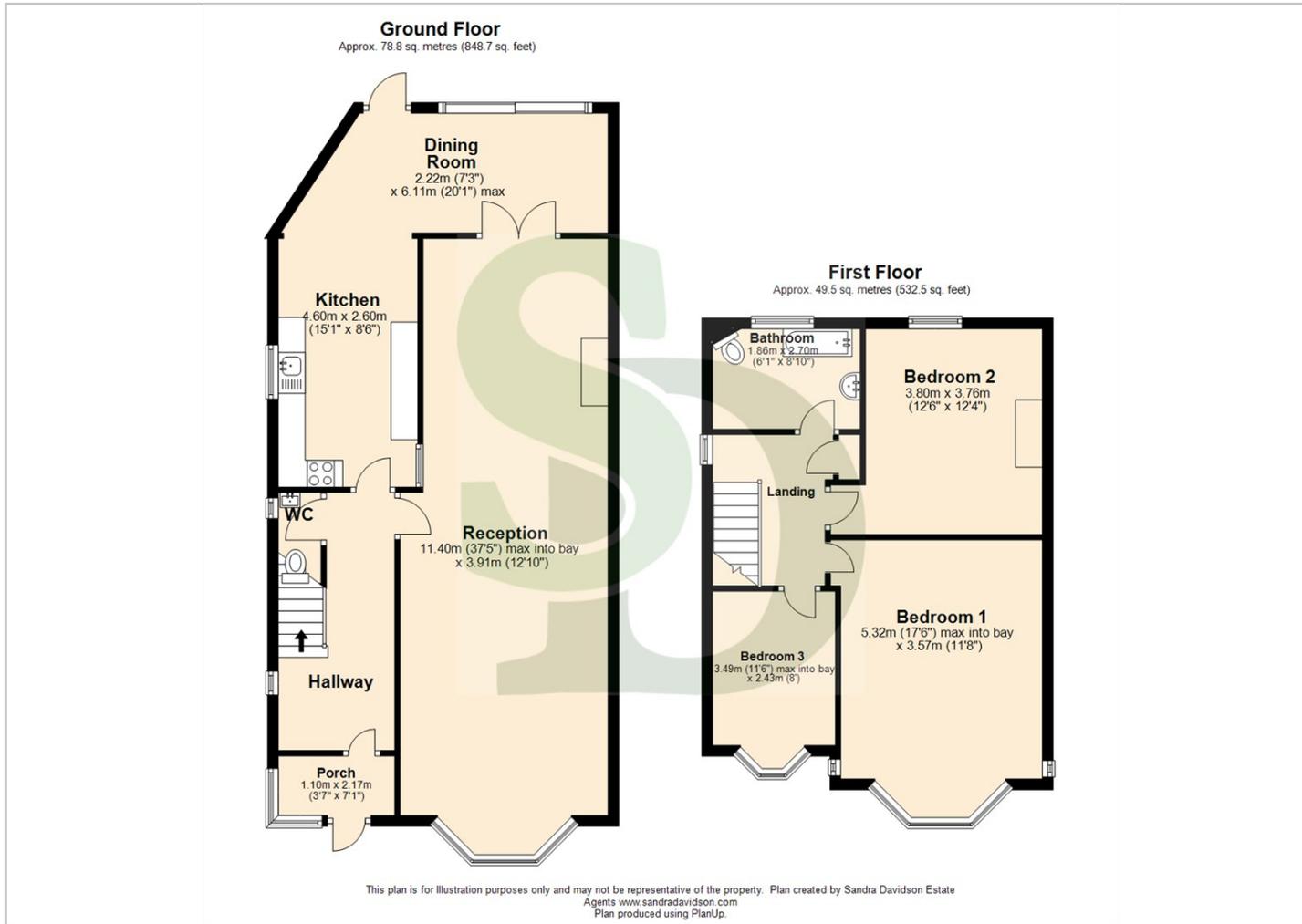
**EXTERIOR**  
The landscaped rear garden door to outbuilding. To the front of the property is off street parking for multiple cars on own driveway



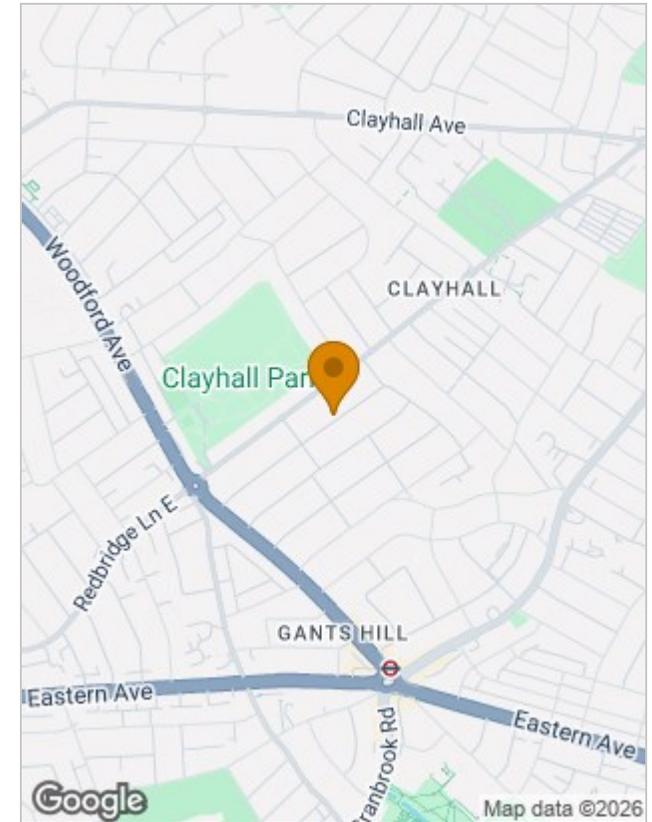




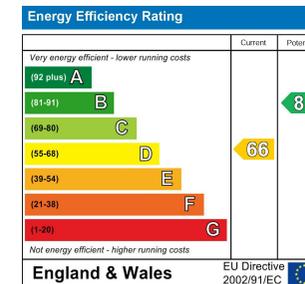
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.