



# For Sale

**Bungalow - Semi Detached**

Levett Gardens | Ilford | IG3

**Asking Price £850,000 | Freehold**

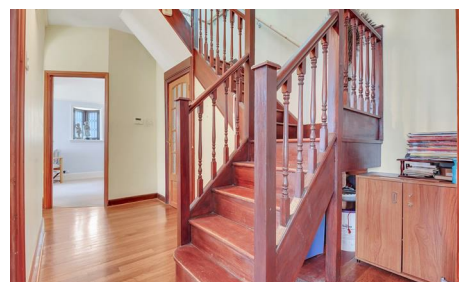
2 Receptions | 4 Bedroom | 2 Bathroom

- Four Double Bedroom Semi-Detached Family Home
- Driveway for 3 Cars
- On Street Parking
- 0.6 Miles to Seven Kings Elizabeth Line Station
- Freehold
- Large Rear Garden Measuring Approximately 40'1" x 31'8"
- Exterior Recently Renovated
- Part of the original highly-sought Seven Kings Bungalow Estate
- Conservation Area

FREEDOM TO MOVE



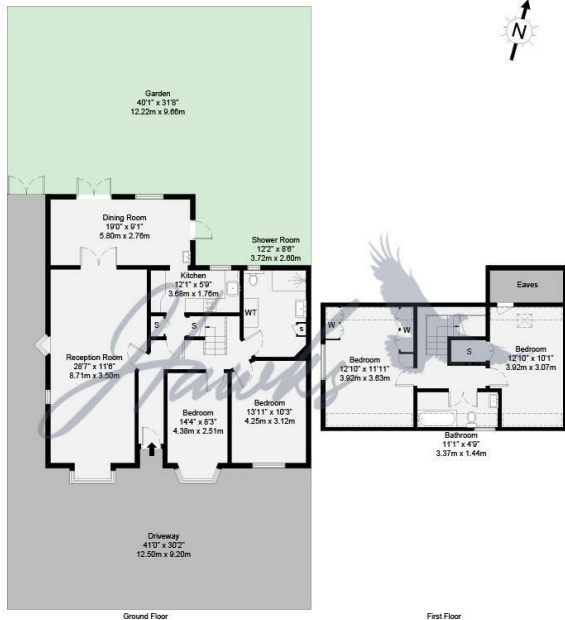
*Hawks*





Levett Gardens, IG3

142.9 sq m / 1538 sq ft



**GROUND FLOOR AREA (GFA)**  
142.9 sq m / 1538 sq ft

**TOTAL STORAGE SPACE**  
Storage and accessible total area  
3.2 sq m / 34 sq ft

**EXTERNAL FEATURES**  
Balcony, Terrace, Verandah etc.  
233 sq m / 2507 sq ft

**RESTRICTED HEAD HEIGHT**  
Ceiling less than 2.00m  
13 sq m / 140 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Four Bedroom, Two Bathroom Semi-Detached Family Home with Large Garden & Private Driveway | £850,000 | Freehold |

A beautifully presented four bedroom family home offering approximately 1,538 sq ft (142.9 sq m) of bright and spacious accommodation, set on a generous plot with a 40'1" x 31'8" rear garden and a driveway providing parking for up to three cars - there is also on street parking available.

The accommodation is arranged over two floors, comprising a spacious reception room with fantastic light coming in from the front and back, fully fitted kitchen, two double bedrooms and a family bathroom on the ground floor, with two further bedrooms and a second family bathroom on the first floor. The property is presented in excellent condition throughout, with a recently renovated exterior and a light, airy feel. Ample storage units located throughout.

Ideally located, Seven Kings Elizabeth Line Station is approximately 0.6 miles away, Goodmayes Elizabeth Line Station approximately 0.8 miles, while local shops are within around 0.5 miles. Well-regarded schools including Mayespark Primary and South Park Primary are both within approximately 0.3 miles.

Offered Freehold, this is an ideal opportunity for families looking to upsize into a spacious, ready-to-move-into home in a highly convenient location.

The "Bungalow Estate" in Ilford (officially known as the Seven Kings Bungalow Estate) is a highly sought-after, leafy residential enclave in East London. Developed primarily in the 1920s and 1930s on the former Goodmayes Farm, it uniquely features remarkably generous plot sizes and predominantly single-storey homes instead of traditional terraces

Call now to arrange a viewing.



*Hawks*

Hawks  
71 - 73 West Ham Lane, London, E15 4PH  
T: 0203 002 6769  
E: hello@hawksestateagents.com



Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.