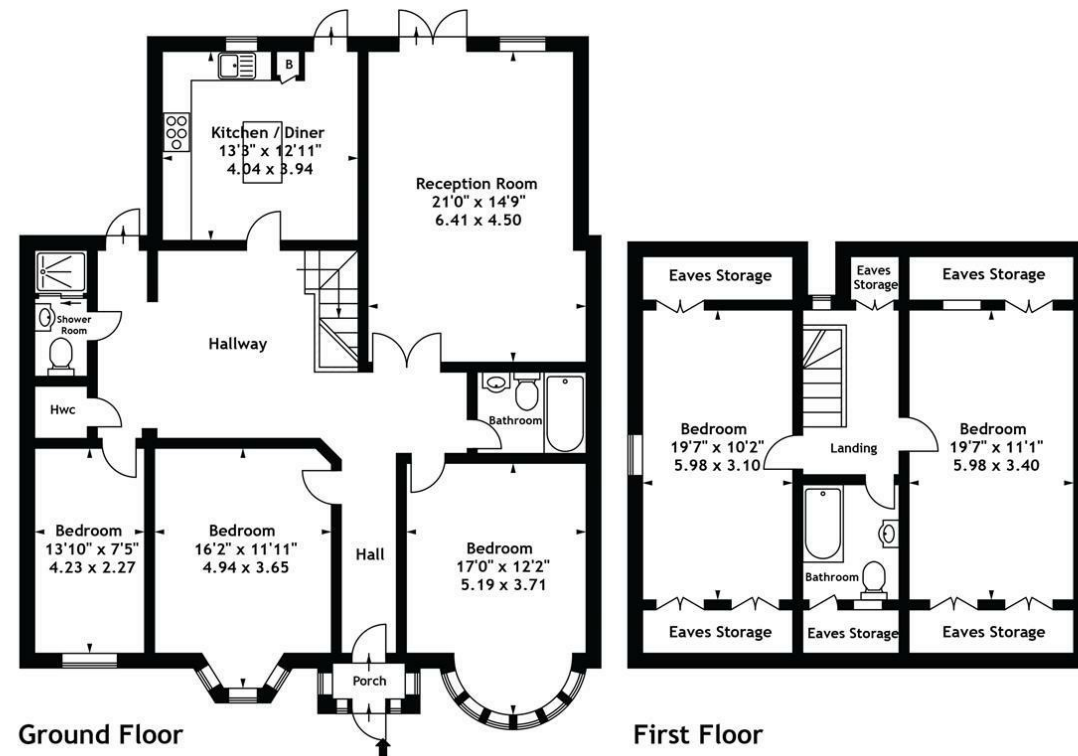


FLOOR PLAN  
 Approximate Gross Internal Area  
 2211 sq.Ft - 205.45 sq.M



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent the current state of the property or proposed addition. Not to scale. Not to be used for local authority applications.



Energy Efficiency Rating	
Current	Potential
74	82

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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## Levett Gardens, Ilford, IG3 9BU

### £895,000

Situated in the heart of the much sought after Seven Kings bungalow estates is this STUNNING SPACIOUS EXTENDED FIVE BEDROOM SEMI-DETACHED CHALET BUNGALOW which has under gone an extensive programme of refurbishment. Perfectly located for local amenities. Internally the ground floor accommodation is extremely versatile and consists of a large hall which could easily be used as a dining area, shower room and bathroom, lounge, fully fitted kitchen/breakfast room and three bedrooms. The first floor offers access to bedrooms four and five and shower room. Externally there lays an approximate 142 x 38 rear garden, outer building approximately 23'10 x 18'5. Ample off street parking to the front. Viewing advised.

**AGENTS NOTE:** We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

## GROUND FLOOR

### Porch

Double glazed porch. Tiled flooring multi-glazed door giving access to hallway.

### Hallway

Which opens into which could be used as a dining area. ceiling spot lights. Coving to ceiling. Radiator. Laminate wood effect flooring. Access to lounge. Bedroom one, bedroom two and bathroom.

### Lounge

21' x 14'9" narrowing to 13'10"

Double glazed window to rear. Double glazed UPVC French doors to rear with sidelights either side giving access to rear garden. Split level ceiling. Ceiling rose. Ceiling spot lights. Coving to ceiling. Two radiators. Laminate wood effect flooring.

### Bedroom One

177 into bay x 12'1"

Double glazed bay window to front. Ceiling spot lights. Coving to ceiling. Radiator. laminate wood effect flooring

### Bedroom Two

16'6" into bay x 11'11" max

Double glazed bay window to front. Coving to ceiling. Ceiling spot lights. Radiator. Laminate wood effect flooring.

### Bathroom

74 x 5'6"

Square panel bath. Shower attachment. Wash hand basin in gloss white vanity unit. Low flush wc. Bidet shower head. Extractor fan. Chrome radiator towel rail. Tiled walls and flooring.

### Dining Area

12'9" x 10'5"

Stairs to first floor landing. Cupboard under stairs. Ceiling rose. Ceiling spot lights. Coving to ceiling. Radiator. Laminate wood effect flooring. Access to kitchen/breakfast room and lobby area.

### Kitchen/Breakfast Room

13'3" x 12'11"

Double glazed window to rear. Sky light window. Double glazed UPVC door to rear giving access to garden. Ceiling spot lights. Coving to ceiling. Extensive range of gloss white fitted wall and base units. Centre island/breakfast bar. Stainless steel square sink bowl. Integrated electric oven. Gas hob. Stainless steel and glass extractor hood. Work surfaces. Worcester combination boiler. Radiator. Tiled around kitchen units. Tiled flooring and skirting.

### Lobby Area

11'8" x 3'4"

Part glazed door to rear giving access to garden. Ceiling spot lights. Coving to ceiling. Radiator. Laminate wood effect flooring. Cupboard housing mega flow system. Access to bedroom three and shower room.

### Bedroom Three

13'10" x 7'5"

Double glazed window to front. Ceiling spot lights. coving to ceiling. Radiator. Laminate wood effect flooring.

### Shower Room

8'1" x 3'6"

Sky light. Shower cubicle with over sized shower head and shower attachment. Wash hand basin in gloss white vanity unit. Low flush wc with bidet shower head. Extractor fan. Chrome radiator towel rail. Tiled walls and flooring.

## FIRST FLOOR

### Landing

Sky light to rear. Storage space in loft eaves. Radiator. Laminate wood effect flooring. Access to bedroom four, bedroom five and bathroom.

### Bedroom Four

19'7" x 11'2"

Double glazed window to rear. Storage space in loft eaves. Radiator. Laminate wood effect flooring.

### Bedroom Five

19'6" x 10'1"

Double glazed window to rear. Double glazed window to side. Storage space in loft eaves. Two radiators. Laminate wood effect flooring.

### Bathroom

79 x 6'5"

Double glazed obscure window to front. Square panel bath. Shower attachment. Wash hand basin in gloss white vanity unit. Low flush wc. Storage space in loft eaves. Extractor fan. Chrome radiator towel rail. Tiled walls and flooring.

## EXTERIOR

### Rear Garden

Approximately 142 x 38 foot. Commencing with patio area. Mainly laid to lawn. Pathway around garden. Two outside taps. Power. Spot lights in soffit boards. Outer building.

### Outer Building

23' 10" max x 18'5" max

Entrance via obscure double glazed UPVC door. Two double glazed windows to front. Fuse box. Fluorescent tube lighting. Power. Stainless steel sink bowl with base cupboards below. Plumbing for washing machine. Roll top work surface with splash back behind. Laminate wood effect flooring. Access to shower room.

### Shower Room

Extractor fan. Shower cubicle. Pedestal wash hand basin. Low flush wc. Tiled walls. Tiled flooring.

### Front Garden

Front driveway approx 38 x 30 foot. Block paving offering ample off street parking. Outside tap. Power. Feature flower bed. Decorative wall with lighting. Spot lights in soffit boards.

