



Sandra Davidson are proud to present an opportunity to acquire an IMMACULATELY PRESENTED, impressively EXTENDED, CONTEMPORARY FOUR BEDROOM, SEMI DETACHED FAMILY HOME situated on a popular turning in North Ilford featuring; a Reception, Study, Dining Area, Extended Kitchen/Lounge and Shower Room on the ground floor, with FOUR BEDROOMS and Family Bathroom on the first floor. To the rear of the property is a low maintenance REAR GARDEN with off street parking for multiple cars to the front on own PAVED DRIVEWAY. The property is situated within the VALENTINES SCHOOL CATCHMENT area with easy access to both Gants Hill UNDERGROUND and ILFORD CROSS RAIL STATION, Valentines park and high street shops and amenities.

The property is presented to a VERY HIGH SPEC and can only be appreciated by internal inspection



ENTRANCE

Via fully enclosed storm porch with tiled flooring, wall mounted light, double glazed sidelight windows to flanks, Glazed French doors into entrance hall with: wooden stairs to first floor with wrought iron spindles, spotlights to ceiling, access to under stair storage, wood flooring, vertical radiator, sliding doors to:

RECEPTION 6.01m max into Bay x 4.5m (19'9" max into Bay x 14'9")

Double glazed bay window to front with fitted wood plantation shutter, two feature vertical radiators, wood flooring, spotlights to ceiling with recessed ambient lighting, feature ceiling light, glazed bi-fold doors to:

DINING AREA 6.91m x 3m (22'8" x 9'10")

Wood flooring, spotlights to ceiling, feature ceiling light, feature wall with ambient back-light, two vertical radiators, recessed shelving with inset spotlights, door to Lobby, opening to:

KITCHEN/LOUNGE 7.71m x 5.18m (25'4" x 17'0")

KITCHEN AREA: Fitted wall and base units, wood work surface with tiled up-stand, five ring gas hob with feature extractor hood over, one and half bowl sink with drainer, integrated fridge and freezer, integrated oven, integrated dish washer, centre island console with work surface and base units under, tiled floor with under floor heating, spotlights to ceiling, feature ceiling light, double glazed window to rear with fitted wood plantation shutter, door to Prayer Room.

LOUNGE AREA: double glazed bi-fold doors to rear with inset blind, over sized roof-light, two vertical

radiators, feature ceiling light, spotlights to ceiling tiled flooring with under floor heating

PRAYER ROOM

LOBBY

Wood flooring, light, doors to:

UTILITY AREA

Fitted wall and base units, space and services for washing machine and dishwasher, tiled flooring, light, double glazed door to flank leading to car port

SHOWER ROOM ONE

Suite comprising; walk-in shower enclosure, low level WC, counter-top hand wash basin with hidden faucet vanity unit under, wall mounted vanity mirror, 12v shaver socket, chrome plated heated towel rail, spotlights to ceiling, double glazed opaque window to flank, tiled walls and flooring

STUDY 3.4m x 2.75m (11'2" x 9'0")

Double glazed bay window to front with fitted wood plantation shutter, wood flooring, spotlights to ceiling

FIRST FLOOR LANDING

Wood flooring, wood hand rail with wrought iron spindles, access to loft space, spotlights to ceiling, feature ceiling light, double glazed window to flank with wood plantation shutters, doors to:

BEDROOM ONE 5.09m max into Bay x 4.24m max into Cpbid (16'8" max into Bay x 13'11" max into Cpbid)

Double glazed bay window to front with fitted wood plantation shutters, radiator, fitted cupboards, spotlights inset to bay, three feature ceiling lights, two wall mounted lights, wood flooring

BEDROOM TWO 4.05m max into Cpbid x 4m (13'3" max into Cpbid x 13'1")

Double glazed French doors with inset blind to rear, wood flooring, radiator, fitted cupboards, spotlights to ceiling

BEDROOM THREE 2.58m x 2.3m (8'6" x 7'7")

Double glazed window to front with wood plantation shutters, fitted storage under, fitted shelving, wood flooring, spotlights to ceiling, feature ceiling light

BEDROOM FOUR 4.78m x 2.75m max into Cpbid (15'8" x 9'0" max into Cpbid)

Double glazed windows to front and rear with fitted wood plantation shutters, fitted cupboards, wood flooring, radiator, wood flooring, access to roof void, spotlights to ceiling

BATHROOM 2.76m x 2.3m (9'1" x 7'7")

Suite comprising; counter-top hand wash basin with hidden faucet, low level WC, walk-in shower enclosure with rainfall effect shower, fitted wall units, 12V shaver socket, feature patterned tiled walls, tiled flooring, chrome plated heated towel rail, spotlights to ceiling, extractor fan, double glazed window to rear

EXTERIOR 20.5m (67'3")

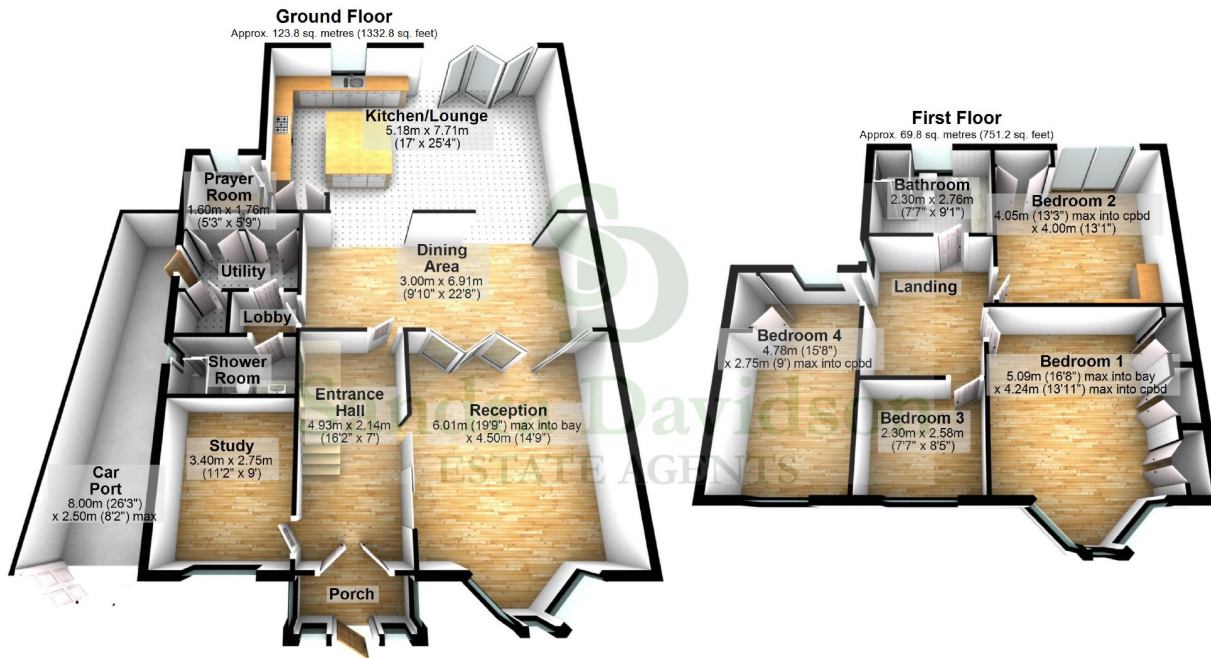
The manicured rear garden measures approximately 68' with paved area to front and wood pergola with lights, raised timber built flower beds, laid lawn, patio area to rear, timber built shed to rear, brick built seating area, further wood pergola with tiled roof, outdoor power sockets and lighting, access to carport with gates to front drive.

To the front of the property is off street parking for multiple cars on own driveway









This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com
Plan produced using PlanUp.