



Elstree Gardens, Ilford - IG1 2QQ



Elstree Gardens

Ilford

This well appointed TERRACED HOUSE stretches to 958 Sq. Ft (stms) and offers a brilliantly VERSATILE living space set across two floors. On the ground floor you can find use of SEPARATE SITTING and DINING rooms, kitchen with INTEGRATED COOKING APPLIANCES with the first floor giving way to THREE BEDROOMS and the family bathroom. Externally there is a predominantly laid to lawn rear garden with handy WORKSHOP to the very rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Terraced House
- Three Bedrooms
- Separate 14' Sitting Room & 15' Dining Room
- Kitchen With Integrated Cooking Appliances
- Family Bathroom
- Private Rear Garden
- External Workshop
- Sought After Location

The property is just a short distance from Ilford's beautiful South Park and close by to both Loxford School and Barking Abbey School whilst being positioned centrally to Ilford and a short walk to the Elizabeth Line Station in Ilford and Barking Station for connections into London and further.

SETTING THE SCENE

The property is approached by the road being set back with parking on the street in front of your home. A small low maintenance front garden space could potentially give way for off road parking if altered leading to the front door with pitched and tiled awning above.

THE GRAND TOUR

Stepping inside the first thing you are met with is the wooden floored entrance hallway, set in brilliant white décor giving access to the stairs and handy under the stair storage. Immediately to your right is the well-lit bay fronted sitting room, with tall ceilings, cast iron fireplace and wooden flooring sitting just in front of the separate formal dining room which too features a cast iron fireplace and wooden flooring plus uPVC door leading to the rear garden.

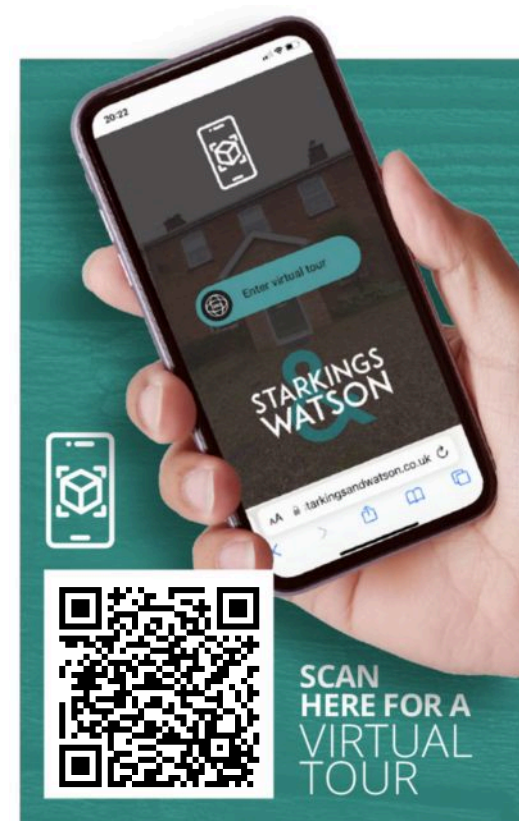


The kitchen offers a range of wall and base mounted storage, integrated oven and gas hob with extraction above, plumbing for a washing machine, space for a stand alone fridge freezer and door to the rear garden. The first floor gives way to all three bedrooms as well as the four piece family bathroom featuring a bathtub and shower cubicle. The smaller of the three bedrooms comes at the front of the property, a great space to rest your head or potentially fashion as a home office space. The second bedroom can be found at the rear of the property, a large double bedroom with built in storage whilst the main bedroom sits at the front of the property with bay fronted windows letting in ample natural light also benefiting from built in wardrobes.

FIND US

Postcode : IG1 2QQ

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THE GREAT OUTDOORS

As you leave the property to the rear you will find a flagstone patio seating area with timber fences running parallel to one another to the rear of the garden passing the predominantly laid to lawn space which takes you to a very desirable workshop at the very bottom of the garden.



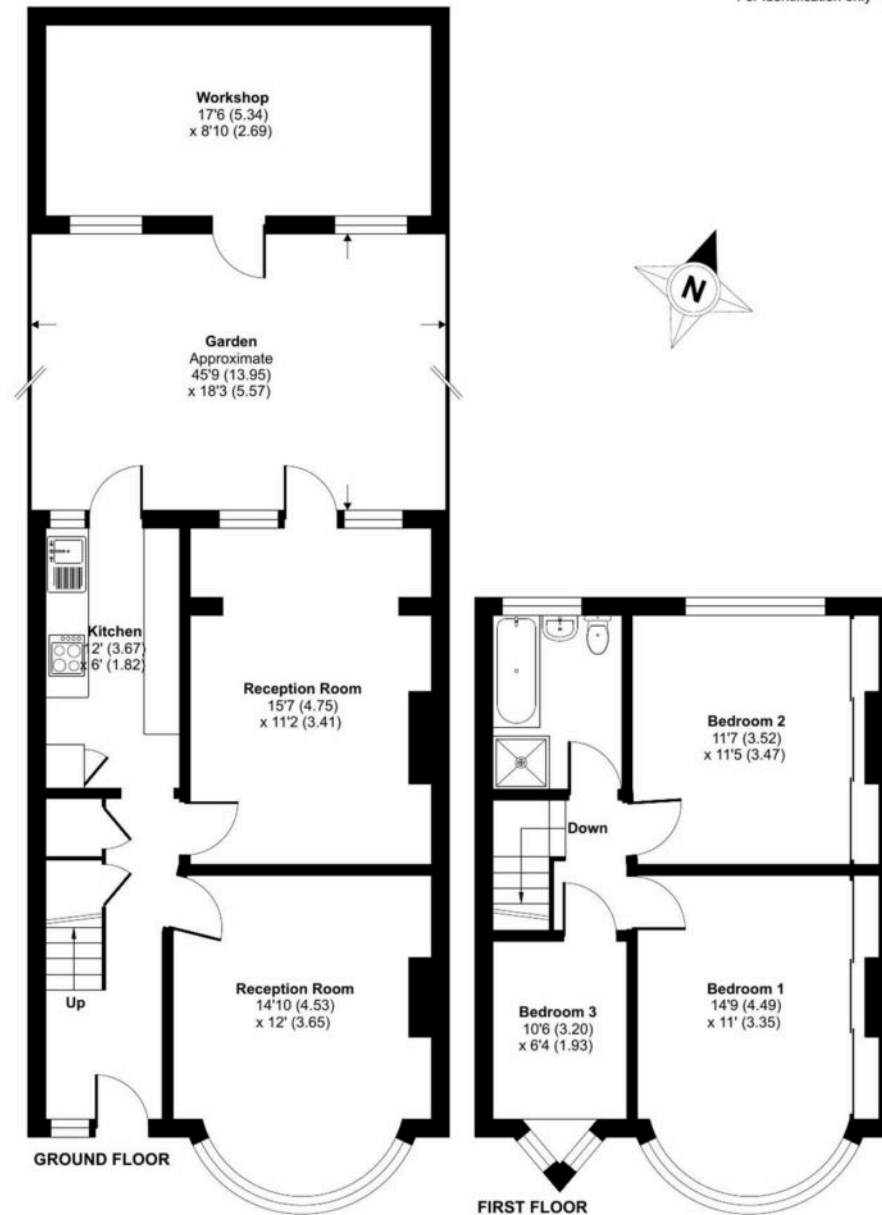
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Approximate Area = 958 sq ft / 89 sq m

Outbuilding = 157 sq ft / 14.5 sq m

Total = 1117 sq ft / 103.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2024. Produced for Starkings & Watson Hybrid. REF: 1110363



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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