



Morrab Gardens, Ilford, IG3 9HG

£600,000

Sandra Davidson Estate Agents are pleased to present this middle terraced four bedroom house situated on Morrab Gardens in the heart of Seven Kings Bungalow Estate. The property is close to local amenities and public transport such as Seven Kings Station (Crossrail - TFL Rail - Zone 4). The accommodation comprises: extended lounge, extended kitchen, four bedrooms and two bathrooms. The property also benefits from double glazing, gas central heating, spacious rear garden and ground floor WC.

Viewings are highly recommended.





ENTRANCE PORCH

Via double glazed door.

RECEPTION ONE 4.91m into bay x 4.65m (16'1" into bay x 15'3")

Double glazed bay window to front. Carpeted flooring. Radiator.

RECEPTION TWO 3.95m x 3.70m (13'0" x 12'2")

Open living room with reception three. Carpeted flooring. Radiator.

RECEPTION THREE 3.85m x 3.78m (12'8" x 12'5")

Open living room with reception two. Double glazed window to rear. Door to Kitchen. Carpeted flooring. Door to garden. Radiator.

KITCHEN 7.11m x 2.72m (23'4" x 8'11")

Range of wall and base units. Gas hob with electric oven under. Single bowl drainer sink unit. Built in dish washer. Double glazed window to rear. Tiled flooring. Radiator. Door to third reception.

CLOAKROOM

Wash hand basin and low flush w.c.

STAIRS TO FIRST FLOOR

BEDROOM ONE 4.92m into bay x 4.64m (16'2" into bay x 15'3")

Double glazed bay window to front. Carpeted flooring. Radiator.

BEDROOM TWO 4.63m x 3.78m (15'2" x 12'5")

Double glazed window to rear. Carpeted

flooring. Radiator.

BEDROOM THREE 2.34m x 2.05m (7'8" x 6'9")

Double glazed window to rear. Carpeted flooring. Radiator.

BATHROOM 2.72m x 2.01m (8'11" x 6'7")

Shower cubicle, wash hand basin and low flush w.c. Double glazed window to rear.

STAIRS TO SECOND FLOOR

Fitted wardrobes. Solid hardwood flooring. Storage cupboards. Radiator.

MASTER BEDROOM 4.85m x 4.00m (15'11" x 13'1")

Double glazed window to rear. Velux window to the front. Carpeted flooring. Radiator.

SECOND BATHROOM 2.72m x 1.98m (8'11" x 6'6")

Shower cubicle, panelled bath, wash hand basin and low flush w.c. Double glazed window to rear.

EXTERIOR 12.89m (42'3")

The rear garden is circa 42' in depth which is part paved remainder laid to lawn.

AGENTS NOTE

No services or appliances have been tested



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