



South Park Terrace, Ilford, IG1 1YA

Offers in the region of £525,000

Sandra Davidson Estate Agents are pleased to present this carefully maintained five bedroom semi detached family home in a sought after location overlooking South Park. The property benefits from being close to local amenities such as schools, shops and public transport giving further access to Ilford Town Centre. The property is close to Seven Kings Station (Crossrail - TFL Rail - Zone 4). The property benefits from five bedrooms, two bathrooms, two reception rooms, kitchen, ground floor WC and rear garden. Other benefits include shared drive to garden, double glazing, gas central heating and potential for off street parking. Viewings are highly recommended to fully appreciate the size of this property.

* * *CHAIN FREE* * *

ENTRANCE PORCH

Via double glazed door.

RECEPTION ONE 4.50m into bay x 3.81m.81m (14'9" into bay x 12'6")

Double glazed bay window to front. Wood style laminated flooring. Radiator.

RECEPTION TWO 4.80m x 3.51m (15'9" x 11'6")

Double glazed French doors to rear. Wood style laminated flooring. Radiator. Door to kitchen

KITCHEN 4.50m x 2.06m (14'9" x 6'9")

Range of wall and base units. Gas cooker with extractor fan above. Built in oven. Plumbing for washing machine and Dish washer. Space for fridge freezer. Double glazed window and door to garden to rear.

GROUND FLOOR WC 1.19m x 0.77m (3'11" x 2'6")

Low level WC. Wash hand basin. Lino floor. Double glazed window to side.

FIRST FLOOR LANDING

BEDROOM ONE 4.57m into bay x 3.58m (15'0" into bay x 11'9")

Double glazed bay window to front. Fitted wardrobes. Laminate flooring. Radiator.

BEDROOM TWO 4.50m x 3.58m (14'9" x 11'9")

Double glazed window to rear. Fitted wardrobes. Laminate flooring. Radiator.

BEDROOM THREE 2.44m x 1.98m (8'0" x 6'6")

Double glazed window to front. Fitted wardrobes. Laminate flooring. Radiator.

FAMILY BATHROOM 1.97m x 1.87m (6'6" x 6'2")

Panelled bath wall mounted shower mixer, wash hand basin and low flush w.c.

SECOND FLOOR LANDING

BEDROOM FOUR 3.91m x 2.66m (12'10" x 8'9")

Double glazed velux window x 2 to front. Fitted cupboards. Laminate flooring. Radiator.

BEDROOM FIVE 3.12m x 2.42m

(10'3" x 7'11")

Double glazed window to bay. Laminate flooring. Radiator.

SECOND FLOOR SHOWER ROOM 1.67m x 1.41m (5'6" x 4'8")

Walk-in shower unit mixer, wash hand basin and low flush w.c. Tiled floor to ceiling. Double glazed window to rear.

EXTERNAL 18.96m (62'2")

Rear - patio area. Laid to lawn. Side access to garden.

Front - Shared Drive. Potential for off street parking.

AGENTS NOTES

No services or appliances have been tested by Sandra Davidson Estate Agents.

