



Waverley Gardens, Ilford, IG6 1PJ
Offers In Excess Of £600,000

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Waverley Gardens

Ilford, IG6 1PJ

Local Authority: Redbridge
Tax Band: D

- EPC Rating:
- EXTENDED KITCHEN/DINER
- TWO BATHROOMS
- OFF STREET PARKING ON ONW DRIVE
- SCOPE TO FURTHER EXTEND (stpp)
- THREE BEDROOM FAMILY HOUSE
- THREE BEDROOMS
- OFF BARKINGSIDE HIGH STREET
- CHAIN FREE
- WALKING DISTANCE TO BARKINGSIDE & FAIRLOP UNDERGROUND STATIONS

Sandra Davidson Estate Agents are delighted to present this charming mid-terrace family home located in the desirable Waverley Gardens, Barkingside. Spanning an impressive 990 square feet, this well-presented property is perfect for those seeking a comfortable and convenient lifestyle.

The home boasts three spacious bedrooms, providing ample space for family living or guests. The extended kitchen diner is a standout feature, offering a modern and inviting area for cooking and entertaining. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

One of the key advantages of this property is its prime location. It is within walking distance to Barkingside Central Line station, making commuting to London and beyond both easy and efficient. Additionally, the vibrant Barkingside high street is nearby, offering a variety of shops and amenities to cater to your everyday needs.

For those with vehicles, the property includes off-street parking, a valuable feature in this bustling area. Furthermore, the home is being offered chain-free, allowing for a smooth and straightforward purchase process.

This delightful family home in Waverley Gardens is an excellent opportunity for buyers looking for a blend of comfort, convenience, and community. We invite you to arrange a viewing and experience all that this property has to offer.

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ENTRANCE

via fully enclosed storm porch with Glazed French doors, light, vinyl floor, further glazed door into entrance hall with; wood flooring, carpeted stairs to first floor, access to under stair storage, ceiling rose with inset feature light, radiator, doors to:

THROUGH LOUNGE

27'4" x 13'1" (8.33m x 4.00m)
Double glazed bay window to front with radiator under, two ornated decorative ceiling roses with inset feature lights, decorative coving, dado rail, timber fire surround, further radiator to rear, opening to:

EXTENDED KITCHEN/DINER

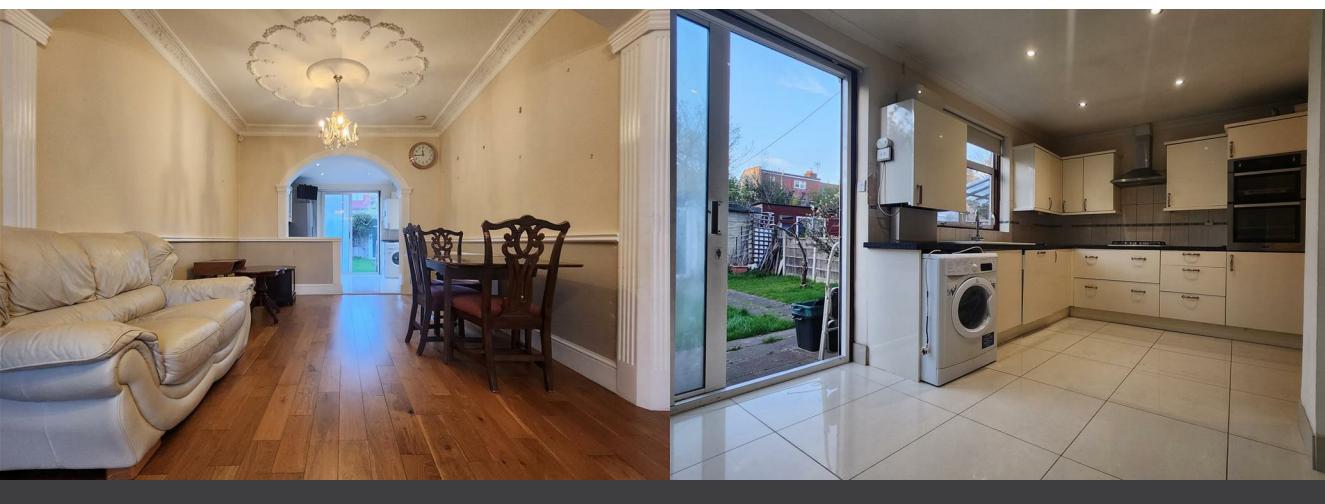
10'4" x 17'9" (3.16m x 5.42m)
Fitted wall and base units, work surface with tiled upstand, four ring gas hob with extractor hood over, one and half bowl ceramic sink with drainer, integrated oven/grill, integrated dish washer, space and services for washing machine, space and services for American style fridge freezer, radiator, cupboard housing boiler, tiled flooring, spotlights to ceiling, double glazed sliding door to garden , double glazed window to rear, door to:

SHOWER ROOM

Suite comprising, enclosed walk-in shower cubicle, hand wash basin in set to vanity, low level WC, tiled walls and flooring, light, extractor fan

FIRST FLOOR LANDING:

Fitted carpet, light, access to loft space, doors to:





BEDROOM ONE

14'7" max into bay x 11'3" (4.45m max into bay x 3.43m)

Double glazed bay window to front with radiator under, laminate wood flooring, fan-light, fitted cupboards with fitted dresser

BEDROOM TWO

11'10" x 11'3" (3.60m x 3.43m)

Double glazed window to rear with radiator under, laminate wood flooring, light, fitted cupboards

BEDROOM THREE

7'3" x 7'10" (2.20m x 2.39m)

Two-light oriel bay window to front, laminate wood flooring, light, fitted cupboards, radiator

BATHROOM

Suite comprising; Bathtub, low level WC, hand wash basin inset to vanity, walk-in corner shower cubicle, chrome plated heated towel rail, tiled walls and flooring, double glazed window to rear, extractor fan, spotlights to ceiling

EXTERIOR

34'5" (10.5m)

The rear garden measures approximately 35' with paved area and remainder laid lawn, door to detached garage

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

DETACHED GARAGE

18'0" x 18'8" (5.5m x 5.7m)

With power light and up and over door to rear (accessed by rear service road)

Agents Note

None of the services have been tested by Sandra Davidson Estate Agents



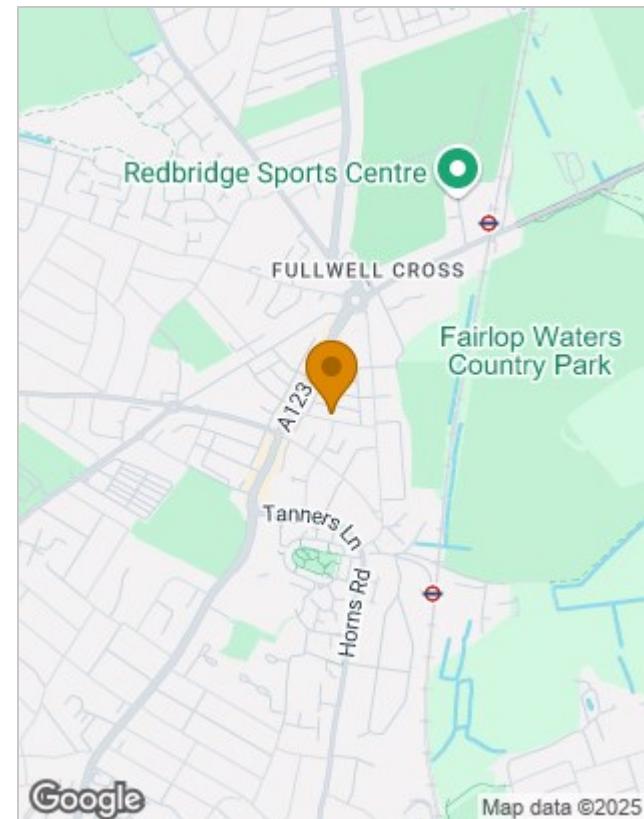




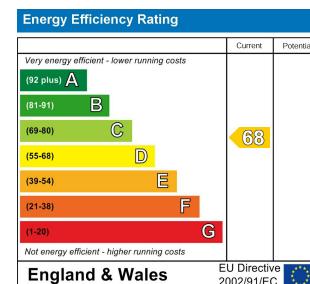
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.