



Spearpoint Gardens, Aldborough Road North, Ilford, IG2 7SX

Offers In Excess Of £450,000





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- EPC RATING: tbc
- IN NEED OF MODERNISIING
- LARGE REAR GARDEN
- CLOSE PROXIMITY TO NEWBURY PARK UNDERGROUND STATION
- THREE BEDROOM HOUSE
- SCOPE TO EXTEND (stpp)
- WALKING DISTANCE TO SCHOOLS, SHOPS & AMENITIES
- CHAIN FREE!

Sandra Davidson Estate Agents are delighted to offer for SALE; Nestled in the desirable area of Aldborough Road North, Ilford, this charming house presents an excellent opportunity for families who wish to extend (stpp) and MODERNISE. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a vibrant community, this property benefits from excellent local amenities, including shops, schools, and parks, making it an ideal choice for those seeking a balanced lifestyle. The transport links in the area are also commendable, providing easy access to central London and beyond.

This house is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this delightful property and envision your future in this lovely Newbury Park residence.

This property is offered with NO ONWARD CHAIN and comprises:



## ENTRANCE

Via fully enclosed storm porch with double glazed French doors, wall mounted light, further period stain glass doors into entrance hall with; fitted carpet, light, picture rail, carpeted stairs to first floor, access to under stair storage, doors to:

## RECEPTION

13'11" x 12'8" (4.24m x 3.86m)  
Double glazed bay window to front, tiled fire surround with inset gas fire place, fitted carpet, light, picture rail

## LOUNGE

11'7" x 12'1" (3.53m x 3.69m)  
double glazed door to rear into garden, fitted carpet, picture rail, light

## KITCHEN

7'9" x 8'5" (2.37m x 2.57m)  
Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, space and services for washing machine, space and services for gas cooker, vinyl flooring, light, double glazed window to rear, double glazed door to rear into garden

## LANDING

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



**BEDROOM ONE** 14'0" x 10'11" (4.27m x 3.32m)  
Double glazed bay window to front, fitted carpet, light, picture rail

**BEDROOM TWO** 11'3" x 10'2" (3.43m x 3.10m)  
Double glazed window to rear, fitted carpet, light, picture rail

**BEDROOM THREE** 7'10" x 7'9" (2.40m x 2.36m)  
Double glazed window to front, fitted carpet, light, picture rail

**BATHROOM**  
Suite comprising; Bathtub, low level WC, pedestal hand wash basin, double glazed window to rear, tiled walls, cupboard housing hot water tank

**WC**  
WC with high level pull chain cistern, light, double glazed window to rear

**EXTERIOR** 82'0" (25m)  
Rear garden measures approximately 82'

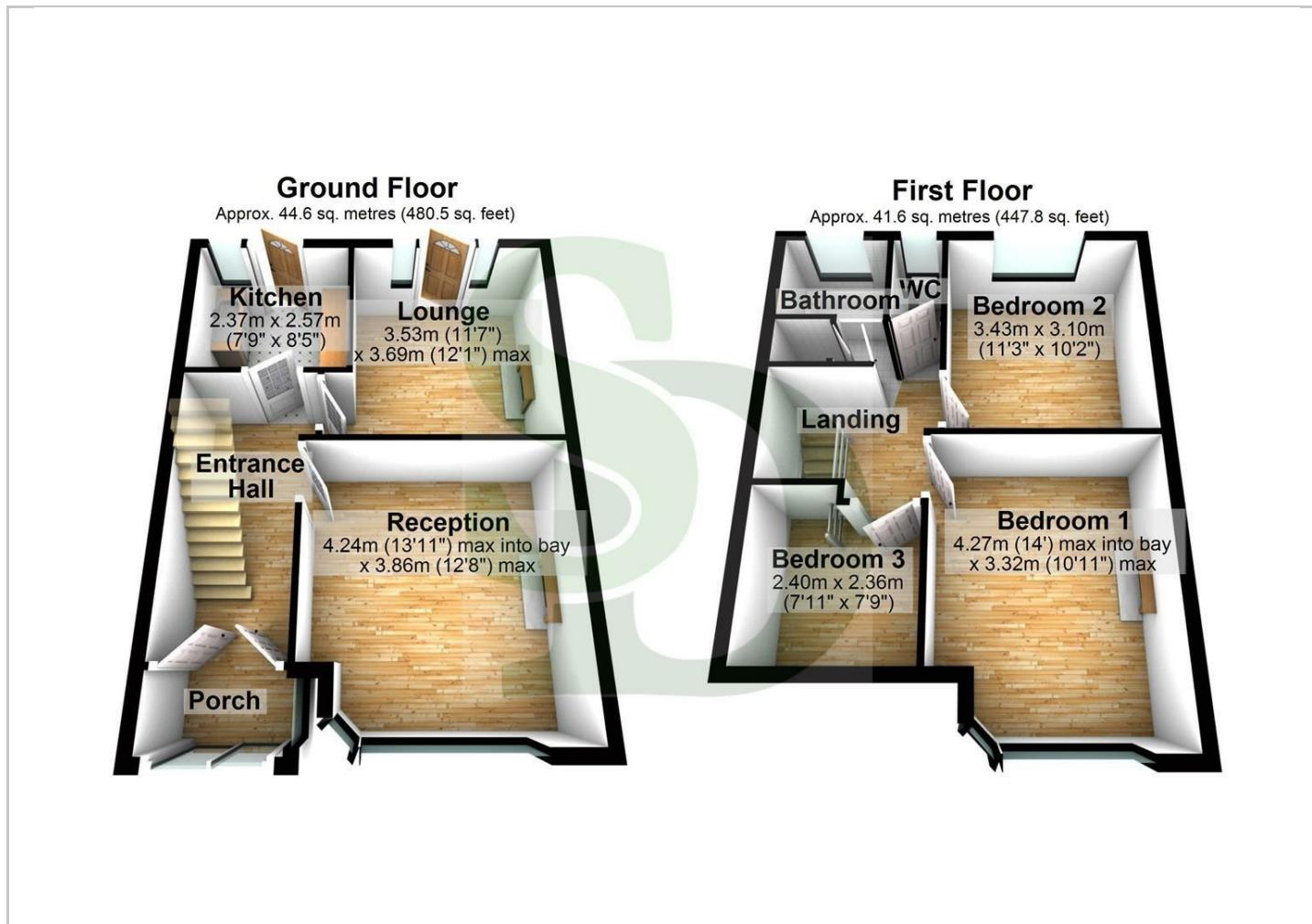
Front garden offering scope to make own driveway (stpp)



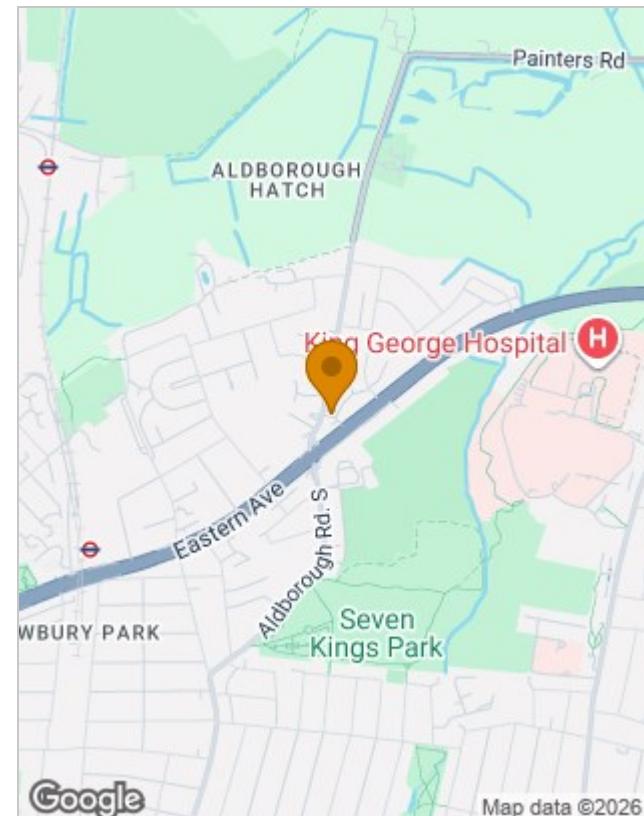




## Floor Plans



## Location Map



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC