

Peterborough Gardens, Ilford, IG1 3NH Guide Price £630,000





# Peterborough Gardens

Ilford, IG1 3NH

· EPC RATING tbc

 FAMILY HOME ON THE SOUGHT AFTER CATHEDRAL ESTATE

Tax Band: D

Local Authority: Redbridge

- CLOSE PROXITY TO GANTSHILL **UNDERGOUNND & ILLFORD ELIZABETH LINE STATIONS**
- VERY WELL PRESENTED

THREE BEDROOMS

- EXTENDED KITCHEN/DINER
- LARGE OUTBUILDING WITH SHOWER ROOM
  CALL NOW TO VIEW!

#### \*\* GUIDE PRICE 630,000 to £650,000 \*\*

Sandra Davidson Estate Agents are delighted to offer for SALE; Nestled in the charming area of Peterborough Gardens, North Ilford, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

The house boasts a warm and inviting atmosphere, perfect for creating lasting memories. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. The living area is bright and airy, providing a wonderful space for relaxation and entertaining guests.

The kitchen is functional and offers the potential for personalisation, allowing you to create your dream culinary space. The bedrooms are generously sized, providing a peaceful retreat at the end of a busy day.

Located in a friendly neighbourhood, this property is conveniently situated near local amenities, including shops, schools, and parks, making it an ideal choice for families. The excellent transport links ensure easy access to central London and beyond, enhancing the appeal of this lovely home.

In summary, this terraced house in Peterborough Gardens is a fantastic opportunity for those seeking a comfortable and convenient lifestyle in Ilford. With its spacious bedrooms and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your own.



## Guide Price £630.000



#### **ENTRANCE**

Via enclosed storm porch with double glazed French doors to front, tiled flooring, light, further stained glass door into entrance hall with; stained glass window to front, laminate wood flooring, radiator, light, access to under stair storage, carpeted stairs to first floor, door to:

#### THROUGH LOUNGE RECEPTION

28'0" x 14'4" (8.53m x 4.37m)

Double glazed bay window to front with fitted blind, radiator under, ceiling rose with inset feature light, laminate wood flooring, further ceiling rose with inset feature light, double glazed French doors to Lounge Area

#### KITCHEN AREA

22'4" x 9'2" (6.80m x 2.80m)

Fitted wall and base units, work surface with tiled upstand, five ring gas hob with extractor hood over, one bowl sink with drainer, space and services for American style fridge freezer, integrated oven/grill, integrated dish washer, breakfast bar, tiled flooring, two ceiling lights, double glazed window to rear, opens to:

### LOUNGE AREA

13'0" x 10'10" (3.96m x 3.30m)

Double glazed French doors to rear into garden, ceiling light, tiled flooring, radiator, further door to:

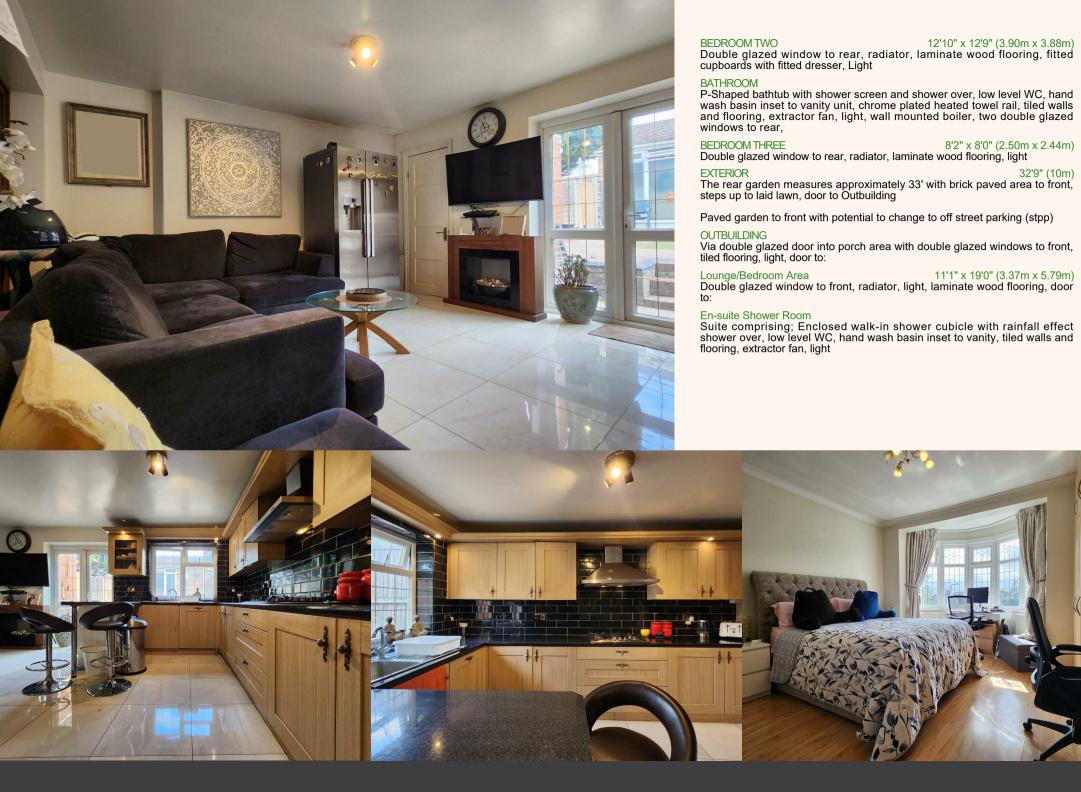
#### **GUEST WC**

Low level WC, hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, double glazed window to rear, light

Laminate wood flooring, light, doors to:

15'6" x 12'9" (4.72m x 3.88m)

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

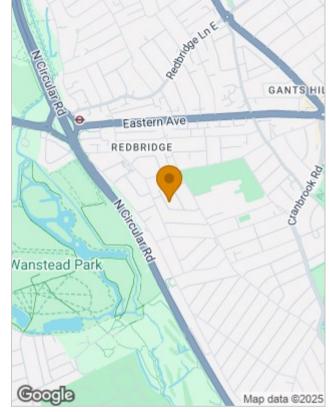




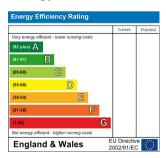


Floor Plans Location Map





**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.

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