



Fowey Avenue, Ilford, IG4 5JT

Asking Price £850,000





# Fowey Avenue

Ilford, IG4 5JT

Local Authority: Redbridge  
Tax Band: E

Asking Price £850,000

- EPC Rating: 64D
- FIVE BEDROOMS & FOUR BATH/SHOWER ROOMS (TWO EN-SUITE)
- CLOSE PROXIMITY TO REDBRIDGE CENTRAL LINE STATION & TRANSPORT LINKS
- EXTENDED KITCHEN/DINER
- SECURE SIDE ACCESS TO GARDEN
- IMPRESSIVELY EXTEND SEMI DETACHED FAMILY HOME
- GATED FRONT DRIVE!
- BEAL HIGH & REDBRIDGE PRIMARY SCHOOL CATCHMENT
- 34' THROUGH LOUNGE
- CALL 02085510211 NOW TO VIEW

Welcome to this stunning FIVE-BEDROOM, four-bathroom semi-detached family home located on the sought-after Fowey Avenue in Redbridge. This property is a true gem, boasting a spacious 34' through lounge reception, study, wet-room and EXTENDED KITCHEN DINER on the ground floor, with four well proportioned bedrooms, two bath/shower rooms on the first floor and a further fifth bedroom with en-suite shower room on the second floor

One of the standout features of this property is its convenient location within walking distance to the Redbridge Central Line, making commuting a breeze for the future owners.

With parking space for up to three vehicles, this home offers both comfort and practicality for a growing family. The four bathrooms, two of which are en-suite, ensure that there will be no more morning rush-hour traffic in the bathrooms.

Whether you are looking for a spacious family home or a property with great potential, this very well-presented house ticks all the boxes. Don't miss out on the opportunity to own a piece of luxury in this desirable neighborhood.

This property can only be appreciated by internal inspection and comprises:



## ENTRANCE

Via double glazed French doors into fully enclosed storm porch with sidelight windows to flank, tiled flooring, light, further door to entrance hall with; wood flooring, radiator, ceiling rose with inset light, access to under stair storage, carpeted stairs to first floor, doors to:

**THROUGH LOUNGE RECEPTION** 34'4" x 12'10" (10.47m x 3.90m)  
Double glazed bay window to front, feature radiator under, ceiling rose with inset feature lights, fiber-glass fire surround, further ceiling rose with inset light, double glazed bay window to rear with inset double glazed French doors to rear garden

**LOUNGE/STUDY** 12'6" x 7'5" (3.80m x 2.25m)  
Double glazed bow window to front, radiator, fitted carpet, two ceiling lights, fitted cupboard

**KITCHEN/DINER** 13'1" x 13'10" (4.00m x 4.22m)  
Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, five ring gas hob with extractor hood over, integrated oven and grill, space and services for washing machine and dish washer, wall mounted boiler, tiled flooring, radiator, sky-light window to rear, feature ceiling lights, double glazed window to rear, double glazed door to rear into garden

**WET ROOM**  
Suite comprising, open shower enclosure, wall hung hand wash basin, low level WC, radiator, tiled walls and part tiled and part carpet tile flooring, extractor fan, light, opaque window to flank

**FIRST FLOOR LANDING**  
Fitted carpet, carpeted stairs to second floor, light, doors to:

**BEDROOM ONE** 17'10" x 12'2" (5.43m x 3.71m)  
Double glazed bay window to front, radiator, fitted carpet, light

**BEDROOM TWO** 12'2" x 11'1" (3.70m x 3.37m)  
Double glazed window to rear, radiator, fitted carpet, light



#### BEDROOM THREE

11'1" x 6'11" (3.38m x 2.11m)  
Double glazed bay window to front, radiator, fitted carpet, light

#### BEDROOM FOUR

16'2" x 7'5" (4.94m x 2.25m)  
Double glazed bay window to front, radiator, fitted carpet, fitted shelves, light, further double glazed window to flank, door to:

#### EN-SUITE BATHROOM

Suite comprising; corner bathtub, low level WC, pedestal hand wash basin, radiator, tiled walls, fitted carpet tiles, spotlights to ceiling, extractor fan, double glazed window to flank

#### BATHROOM

Suite comprising; bathtub, low level WC, pedestal hand wash basin, radiator, towel rail, tiled walls, fitted carpet tiles, light, two double glazed opaque windows to rear

#### SECOND FLOOR LANDING

Fitted carpet, lights, sky-light window to front, access to eaves store

#### BEDROOM FIVE

20'10" x 14'5" (6.34m x 4.40m)  
Double glazed window to rear, radiator, fitted carpet, wall mounted lights, two Velux sky-light windows to front, eaves store to front, door to:

#### EN-SUITE SHOWER ROOM

Suite comprising; enclosed walk-in shower cubicle with power shower, low level WC, wall hung hand wash basin, radiator, tiled walls and flooring, spotlights to ceiling, double glazed opaque window to rear,

#### EXTERIOR

47'6" (14.5m)  
The rear garden measures approximately 48' with paved area to front and remainder laid lawn. Access to outbuilding with power and light. Independent gated side access to:

To the front is off street parking for multiple cars on OWN GATED DRIVEWAY

#### Agents Note

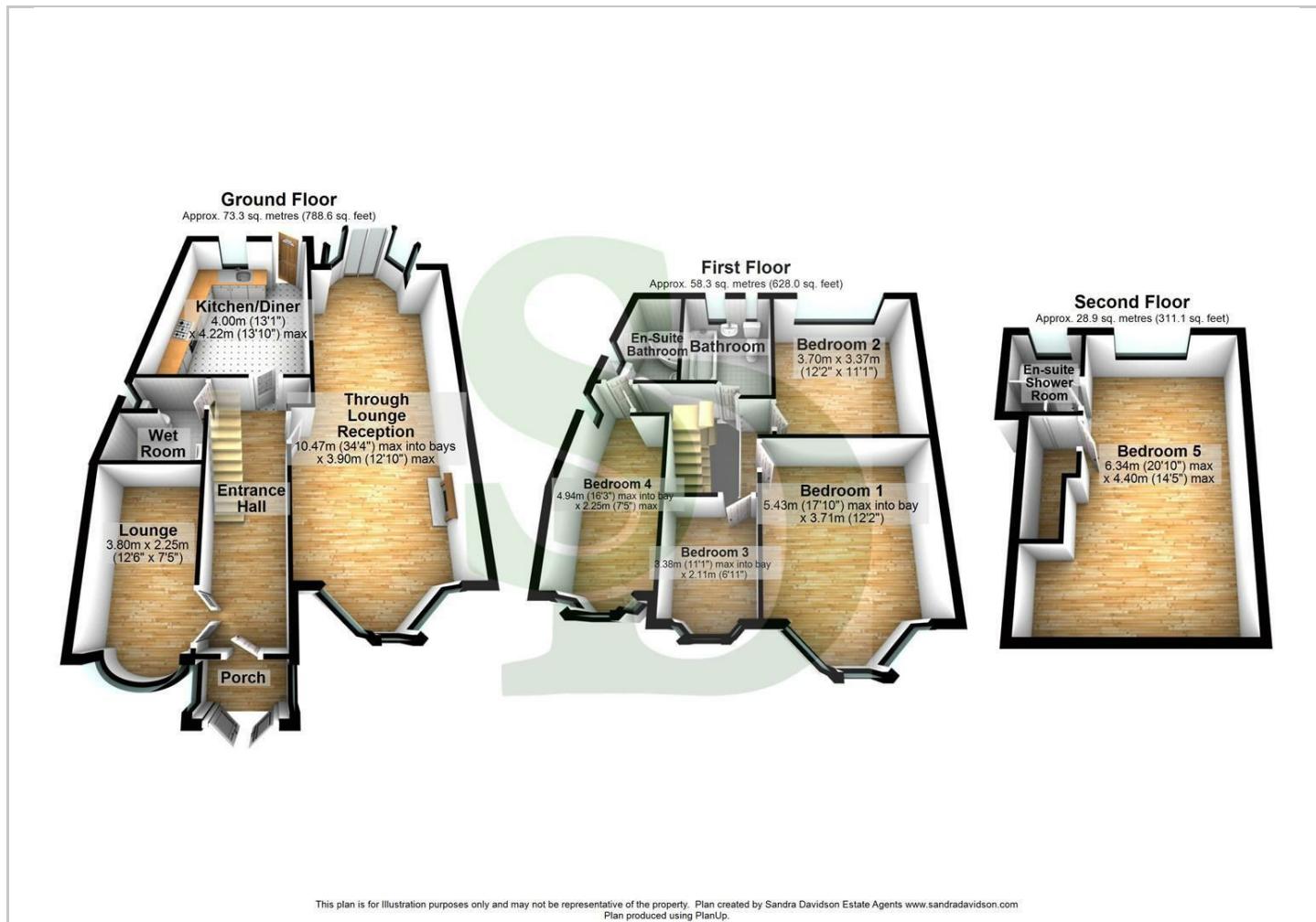
No services or appliances have been tested by Sandra Davidson Estate Agents.



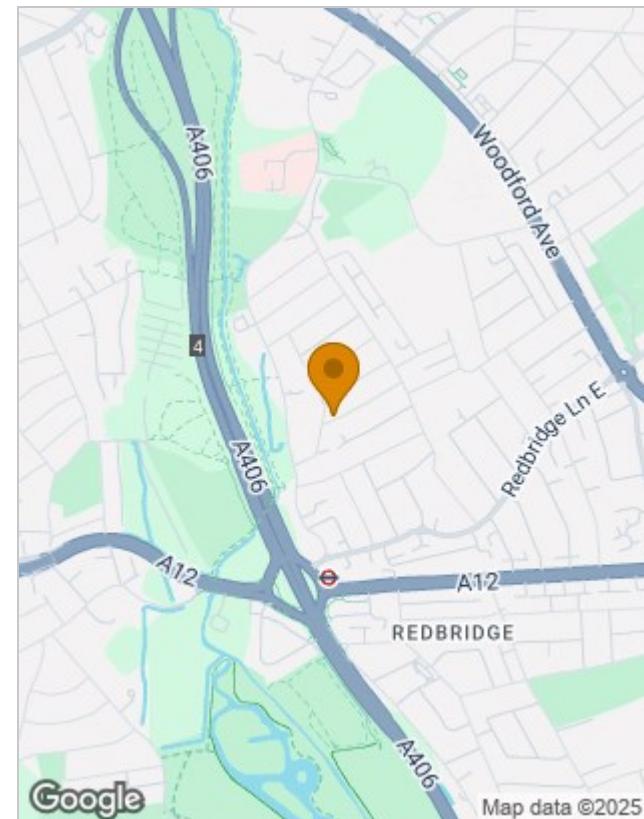




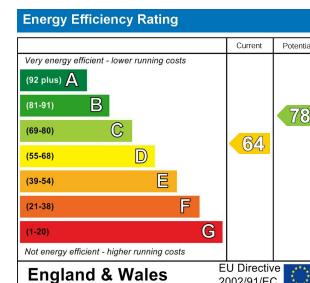
## Floor Plans



## 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.