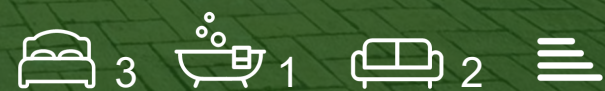




Falmouth Gardens, Ilford, IG4 5JU

Offers In Excess Of £800,000





Falmouth Gardens

Ilford, IG4 5JU

- CHAIN FREE
- THREE DOUBLE BEDROOMS
- SEMI DETACHED WITH SIDE ACCESS
- BEAL HIGH SCHOOL CATCHMENT
- LARGE REAR GARDEN
- VERY WELL PRESENTED
- ATTACHED GARAGE
- REDBRIDGE CENTRAL LINE STATION
- HAIL AND RIDE BUS SERVICE AVAILABLE
- POTENTIAL TO EXTEND STTP

CHAIN FREE CHAIN FREE***CHAIN FREE***

SANDRA DAVIDSON are proud to present this lovely THREE DOUBLE bedroom house on FALMOUTH GARDENS IG4.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a generous dining area, providing ample space for entertaining guests or enjoying family meals. The kitchen, while manageable in size, is well-equipped and functional, making it a delightful space for culinary pursuits. Additionally, the ground floor features a WC

The first floor boasts three well-proportioned double bedrooms, ensuring plenty of room for relaxation and privacy. A family bathroom completes this level, offering a practical and comfortable space for daily routines.

One of the standout features of this property is its potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs and desires. Additionally, the property is sold chain-free, which means you can move in without the hassle of an onward purchase.

This lovely house in Redbridge IG4 is not just a home; it is a canvas for your future. With its excellent location, spacious living areas, and the possibility for expansion, it presents a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your own.

Offers In Excess Of £800,000



ENTRANCE 13'10" x 6'9" (4.21m x 2.05m)
Via double glazed French doors into enclosed storm porch with laminated flooring, light, further door into entrance hall with; fitted laminated flooring, radiator, carpeted stairs to first floor, access to under stair storage, wall mounted light, doors to:

RECEPTION 13'11" x 15'3" (4.23m x 4.64m)
Double glazed window to rear, two radiators, fitted laminated flooring, two feature ceiling lights, double glazed doors to rear into garden

DINING AREA 13'10" x 15'9" (4.22m x 4.80m)
Double glazed bay window to front, two radiators, fitted laminated flooring, two feature ceiling lights.

KITCHEN 11'11" x 16'3" (3.64m x 4.95m)
Fitted wall and base units, work surface one bowl stainless steel sink with drainer and filtered water tap, four ring gas hob with oven grill below and extractor hood over, ceiling light, tiled flooring, double glazed window to rear, double glazed door to rear garden

GROUND FLOOR WC 6'5" x 3'7" (1.95m x 1.10m)
Wash hand basin and mixer tap, low level wc,





BEDROOM ONE 12'5" x 15'9" (3.79m x 4.80m)
Ceiling lights, double glazed bay with fanlights over, double radiator, fitted wardrobes to one wall, coved cornice.

BEDROOM TWO 13'7" x 16'2" (4.15m x 4.92m)
Double glazed window to rear, fitted carpet, fitted cupboards, light, radiator

BEDROOM THREE 12'2" x 7'6" (3.71m x 2.29m)
Double glazed window to front, fitted carpet, fitted cupboards, light, radiator

FIRST FLOOR BATHROOM 9'3" x 7'1" (2.82m x 2.17m)
Suite comprising; tile panelled bathtub, there is a separate walk-in shower cubicle with doors in the bathroom, pedestal hand wash basin, low level WC, chrome plated heated towel rail, tiled walls, fitted tiled flooring light, two double glazed opaque windows to rear

GARAGE 14'11" x 9'10" (4.54m x 2.99m)

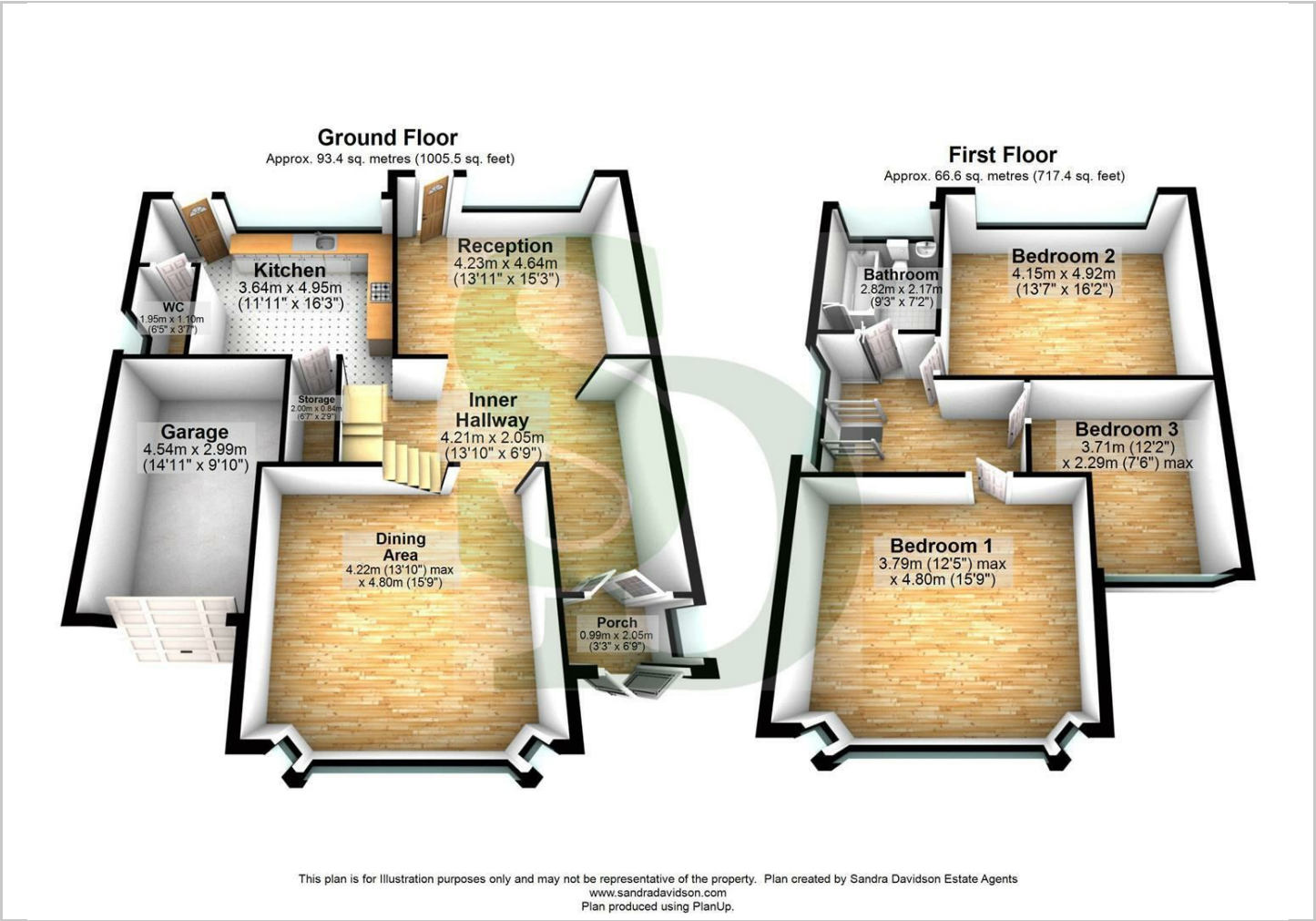
EXTERIOR 55 (16.76m)
The widening rear garden measures approximately 55' with paved area to front, remainder laid lawn with shrub and tree borders.

To the front there is side access which leads to the garden and off street parking on own driveway for multiple cars





Floor Plans

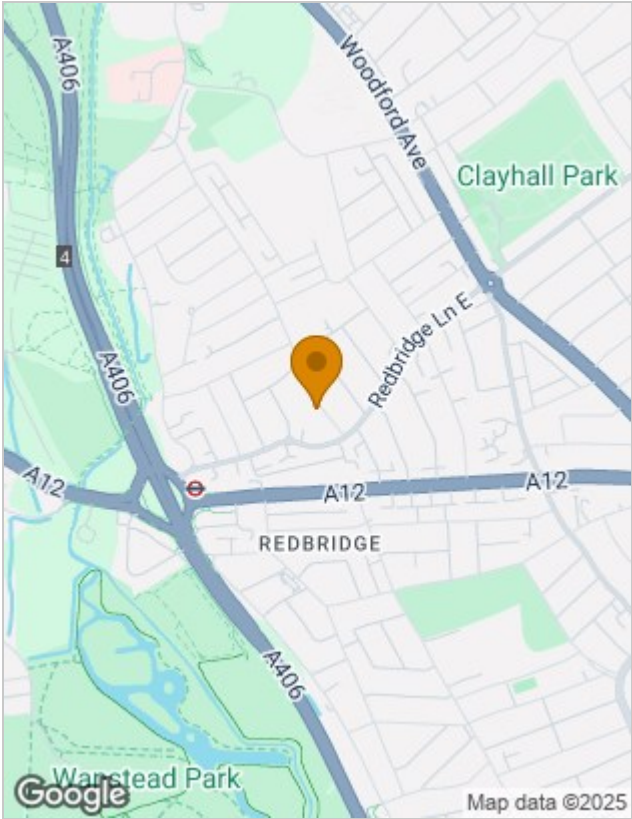


Viewing

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.

Location Map



Energy Performance Graph

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