



Cranbrook Road, Ilford, IG6 1JA

Asking Price £590,000









# Cranbrook Road

Ilford, IG6 1JA

Local Authority: Redbridge

Tax Band: D

- EPC 66D
- Immaculately presented
- Amazing location
- Huge 27m Garden
- OFFERS IN EXCESS OF £600,000
- Potential to Extend into Loft and rear extension (STPP)
- Perfect Family Home
- Two Car Private Driveway

We are delighted to offer this immaculately presented, three bedroom two reception imposing home, with amazing curb appeal. Located on a very quiet section of Cranbrook Road close to Barkingside high street and also walking distance to Gants Hill Station. This beautifully presented house offers a perfect blend of comfort and style. With three spacious bedrooms, this property is ideal for families. The two reception rooms provide ample room for relaxation and entertaining, making it a wonderful setting for gatherings with friends and family. The modern and ample kitchen has everything you need and has gas hob for those who love cooking. The property boasts downstairs W.C., a huge garden with potential to extend at the rear of the property, build an outbuilding in the garden, also potential to create extra space in the loft (all STPP).

Private large driveway offers space for minimum for two vehicles, with plenty of free street parking all around the property. adding to the practicality of this lovely home. The amazing location further enhances its appeal, with local shops, superstores, amenities, schools, and transport links within easy reach.

Do not miss the opportunity to make this charming property your new home!



Asking Price £590,000



## HALLWAY 14'2" x 5'4" (4.33m x 1.64m)

Entering the property you'll find parquet-style wooden flooring and radiator, staircase with under-stair storage and doors leading to reception room and living/dining area.

## RECEPTION 12'0" x 10'9" (3.67m x 3.28m)

Beautifully presented and bright reception with large double-glazed windows, large radiator and quality wooden flooring.

## LIVING/DINING AREA 19'3" x 12'3" (5.88m x 3.75m)

Spacious living and dining area with parquet-style wooden flooring, double radiator, leading to the Kitchen, downstairs W.C. and double glazed french-doors leading to the garden area.

## KITCHEN 14'7" x 5'10" (4.47m x 1.78m)

Beautiful kitchen with parquet-style wooden flooring, ample kitchen units, extractor unit, gas cooker, built-in oven, space for washing machine and large fridge/freezer, part-tiled walls and double-glazed door leading to the garden area.

## DOWNSTAIRS W.C. 4'3" x 3'4" (1.32m x 1.04m)

Convenient downstairs W.C. with parquet-style wooden flooring, double-glazed window, low-level toilet and hand-wash basin.

## GARDEN 88'6" x 21'3" (27m x 6.5m)

Huge garden with 3.5m depth of new wooden decking, grass lawn, tree and new fencing along the property boundary.





**LANDING** 8'2" x 7'11" (2.51m x 2.43m)  
Spacious landing area, carpeted, leading the three bedrooms and bathroom.

**BEDROOM 1** 12'0" x 10'9" (3.67m x 3.28m)  
Large carpeted double bedroom facing the front of the house, large double-glazed windows and radiator.

**BEDROOM 2** 14'0" x 14'0" (4.29m x 4.29m)  
Extra large carpeted double bedroom facing the rear of the house, large double-glazed windows and radiator.

**BEDROOM 3** 9'10" x 8'0" (3.02m x 2.45m)  
Small double bedroom, carpeted, large double-glazed windows and radiator.

**BATHROOM** 7'6" x 6'2" (2.29m x 1.9m)  
Fully-tiled bathroom with bath, shower unit, low-level toilet, hand-wash basin, towel heater and double-glazed window.





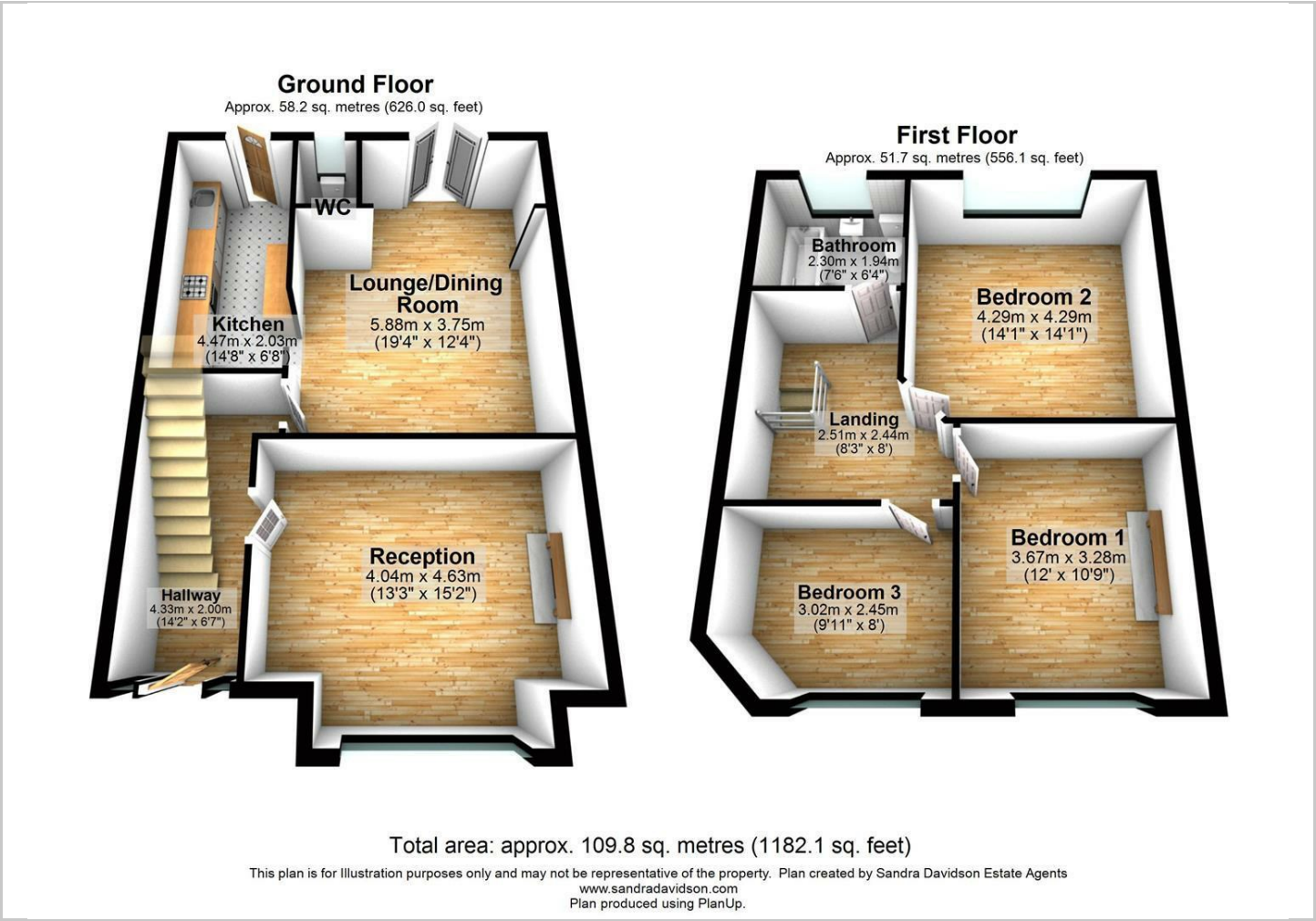




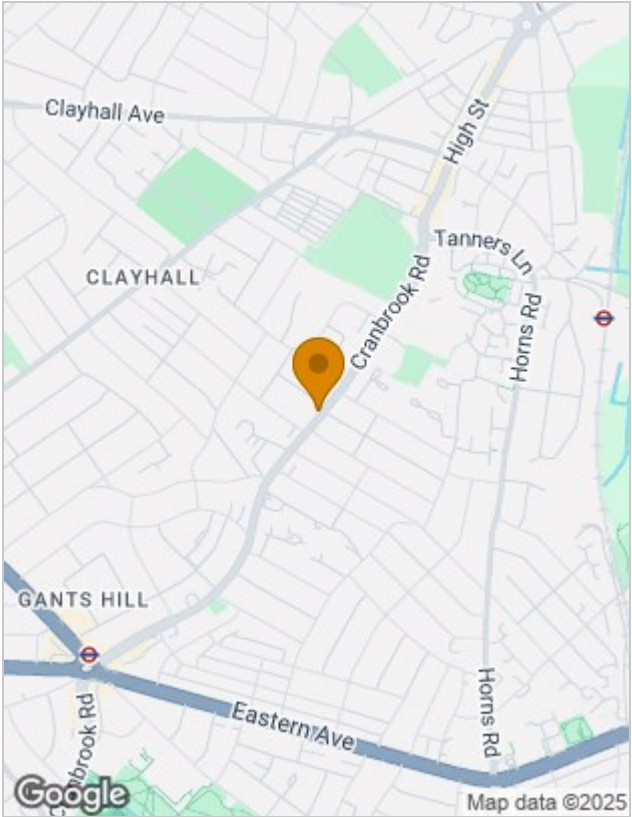




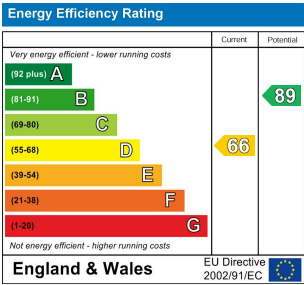
Floor Plans



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.