



Balfour Road, Ilford, IG1 4JB

Asking Price £900,000





Balfour Road

Ilford, IG1 4JB

Local Authority: Redbridge
Tax Band: E

- EPC RATING: 66D
- CHAIN FREE
- FOUR BEDROOMS
- EXTENDED KITCHEN DINER
- AVAILABLE CHAIN FREE
- SOUGHT AFTER COMMONWEALTH ESTATE
- END TERRACE HOUSE
- THREE RECEPTIONS
- WALKING DISTANCE TO ILFORD ELIZABETH LINE STATION, VALENTINES PARK & OUTSTANDING SCHOOLS
- GATED FRONT DRIVEWAY FOR MULTIPLE CARS

Sandra Davidson Estate Agents are delighted to present FOR SALE a charming end of terrace, double fronted family home located on the highly sought-after Balfour Road in the desirable Commonwealth Estate of Ilford. This spacious residence boasts an impressive layout, featuring two well-proportioned reception rooms and AN IMPRESSIVELY EXTENDED KITCHEN/DINER that provide ample space for both relaxation and entertaining.

The property comprises four generously sized bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household.

Outside, the property offers parking for up to three vehicles on a GATED FRONT DRIVEWAY, a rare find in this area, providing ease and accessibility for residents and visitors alike. The end terrace position enhances the sense of privacy and space, making this home a perfect retreat from the hustle and bustle of daily life.

Situated in a vibrant community, this home is close to local amenities, schools, and transport links, making it an excellent choice for families and commuters. This property presents a wonderful opportunity to acquire a delightful family home in a prime location. We invite you to view this exceptional property and discover all it has to offer.



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ENTRANCE

Via fully enclosed storm porch with fitted carpet, decorative partly tiled walls, leaded door into entrance hall with: wood flooring, radiator, ceiling rose with inset light, ceiling architraves, wood stairs to first floor with carpet runner, stairs to dry cellar with power and light, doors to:

RECEPTION

28'3" x 11'9" (8.60m x 3.57m)

Double glazed leaded bay window to front with fitted wood shutter and radiator under, wood flooring, two ornated decorative ceiling roses with inset feature chandeliers, decorative coving, three wall mounted lights, leaded French doors to:

EXTENDED KITCHEN DINER

18'6" x 23'9" (5.64m x 7.23m)

Full height fitted wall and base units, Feature center island with quartz work surface, one bowl undermounted sink with drainer, four ring gas hob with extractor hood inset to ceiling, integrated dishwasher, further fitted base units, integrated double fridge/freezer, electric oven, combi oven and steam oven with warming drawer, fully tiled flooring with under floor heating (wet system) cupboard housing central heating boiler, full with bi-folding doors to rear into garden., spotlights to ceiling, feature ceiling light

LOUNGE

16'11" x 11'7" (5.15m x 3.53m)

Via glazed door, double glazed leaded window to front with fitted wood shutters, fitted carpet, radiator, ceiling rose with inset light, decorative coving

GROUND FLOOR BATHROOM

Suite comprising; Freestanding oval bath with floor-standing bath and shower mixer taps, Vitra V-Care Prime Smart Wall-Hung Toilet with hidden cistern, counter top hand wash basin inset to vanity unit, radiator, tiled walls and flooring, extractor fan, double glazed window to rear



LANDING

Double glazed window to rear with fitted wood shutters, fitted carpet, light, access to loft space, doors to:

BEDROOM ONE

12'11" x 16'0" (3.93m x 4.88m)

Double glazed window to front with fitted wood shutter and radiator under, fitted carpet, ceiling architraves, light

BEDROOM TWO

15'5" x 12'2" (4.69m x 3.71m)

Double glazed leaded bay window to front with fitted wood shutter and radiator under, fitted carpet, light

BEDROOM THREE

14'3" x 10'10" (4.35m x 3.30m)

Double glazed leaded bay window to rear with fitted wood shutter and radiator under, fitted carpet, ceiling rose with inset light

BEDROOM FOUR

12'0" x 6'7" (3.66m x 2.00m)

Double glazed window to rear with fitted wood shutter and radiator under, fitted carpet, light

BATHROOM

Suite comprising, walk-in enclosed shower enclosure, low level WC pedestal hand wash basin, radiator, tiled walls and flooring, light, extractor fan, double glazed window to rear

EXTERIOR

77'1" (23.5m)

The rear garden measures approx. 78' with paved area to front, outdoor power and lighting, remainder laid lawn with flower and shrub borders, gated independent side access to:

To the front of the property is off street parking for multiple cars on own gated driveway

Agents Note

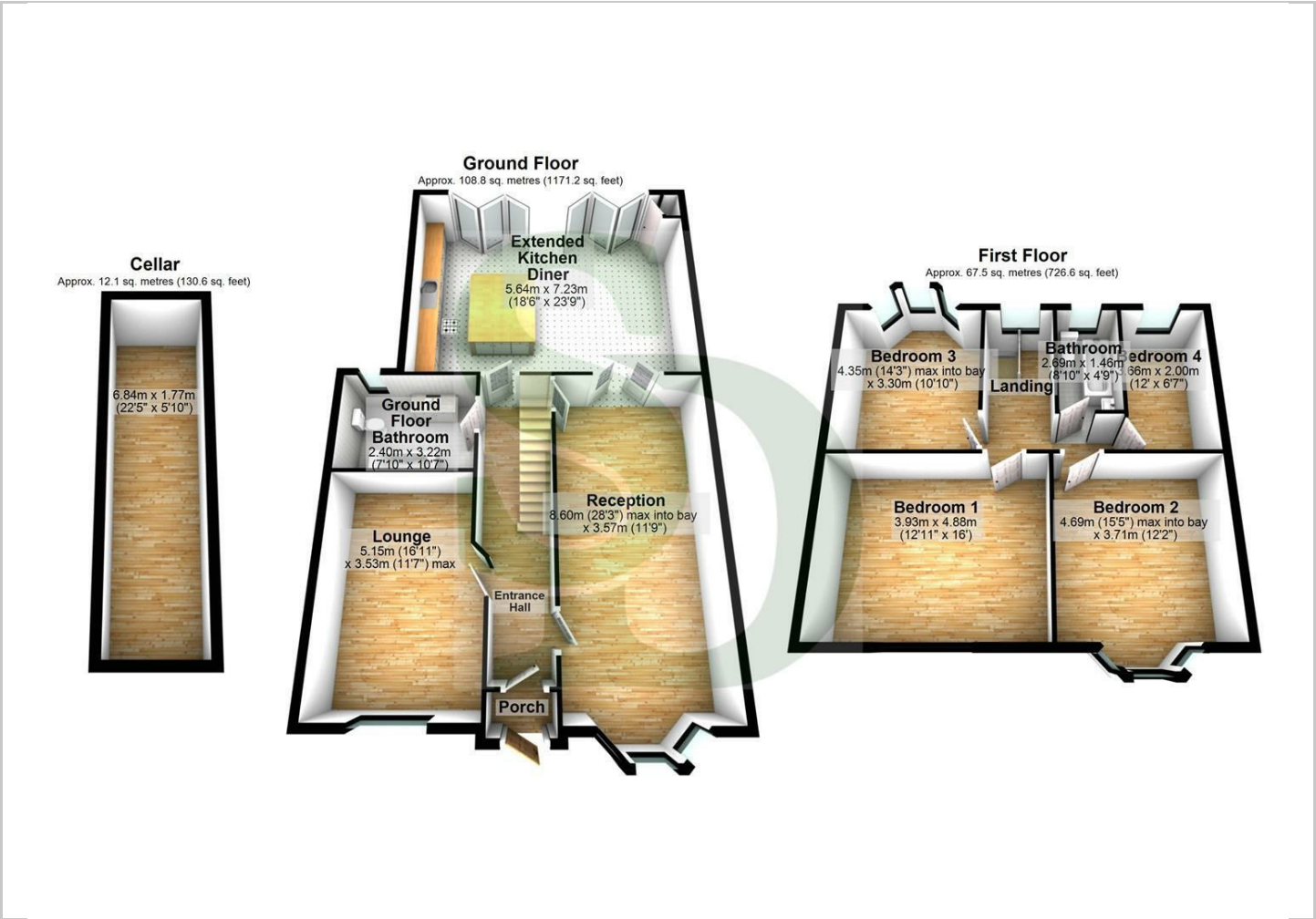
None of the services or appliances have been tested by Sandra Davidson Estate Agents



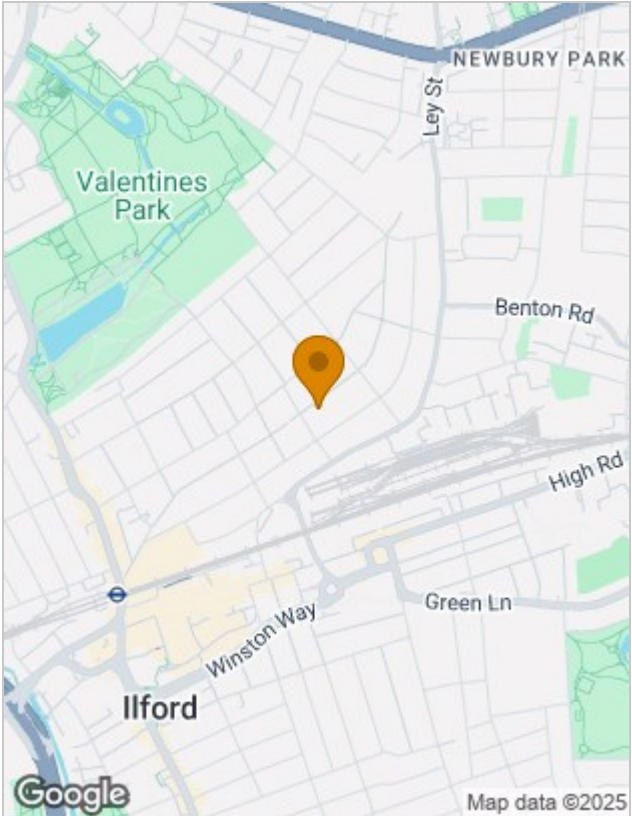




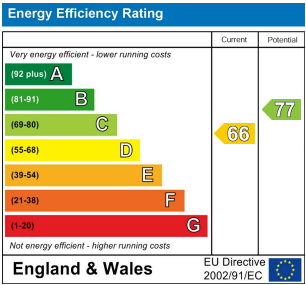
Floor Plans



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.