



Fowey Avenue, Ilford, IG4 5JT

Guide Price £700,000

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# Fowey Avenue

Ilford, IG4 5JT

- SCOPE TO EXTEND (stpp)
- Walking Distance to Redbridge Central Line
- Beal School Catchment
- Two Receptions
- Off Street Parking
- CHAIN FREE!!!
- Well Maintained
- Three bedrooms
- Attached Garage
- EPC RATING: D

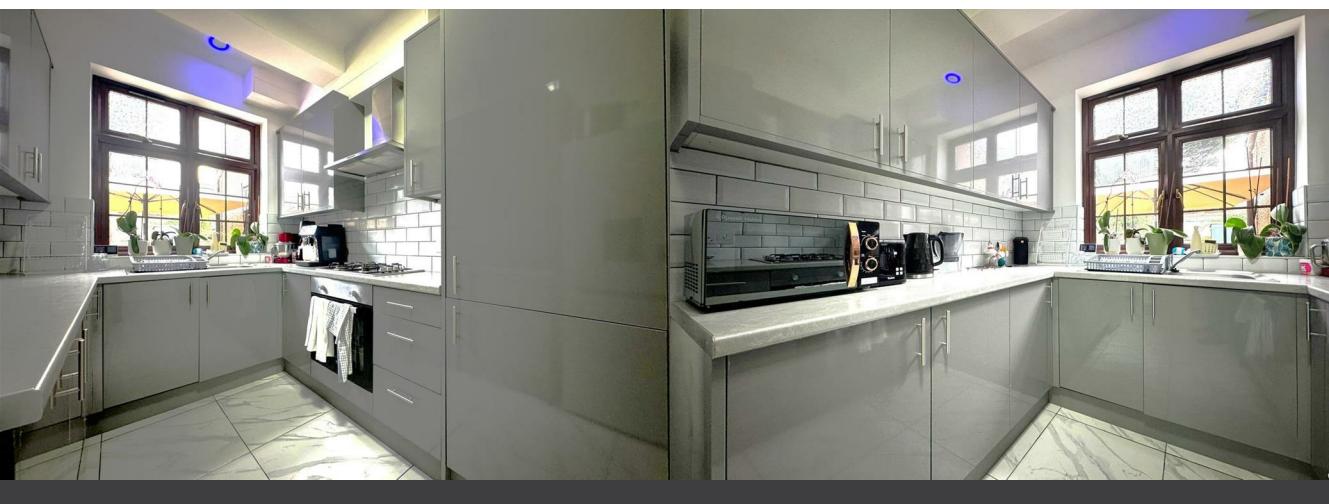
\*\*\*GUIDE PRICE £700,000 - £725,000\*\*\*

\*\*\* CHAIN FREE \*\*CHAIN FREE\*\*CHAIN FREE\*\*\*

Sandra Davidson are pleased to offer a rare opportunity to acquire this well maintained, good sized THREE BEDROOM Family Home situated in the Redbridge and Beal SCHOOL catchment and REDBRIDGE PRIMARY SCHOOL areas and within walking distance to Redbridge Central Line UNDERGROUND STATION

The property benefits from two receptions, fitted kitchen, attached garage, ground floor shower room, utility area. Three double bedrooms and family bathroom on the first floor. Externally the property offers a good size rear garden and off street parking for multiple cars on OWN DRIVEWAY, offering further scope to EXTEND subject to planning.

The property is AVAILABLE CHAIN FREE, can only be appreciated by internal inspection and comprises:-



#### ENTRANCE

17'3" x 9'5" (5.26m x 2.86m)  
Fully enclosed storm porch leading to partly glazed wooden door and sidelight to entrance hall with solid wood flooring, radiator, carpeted stairs, dado rail, to first floor, two under stairs storage cupboards, doors to:

#### RECEPTION ROOM

17'9" x 12'4" (5.40m x 3.76m)  
Fitted laminated flooring, double glazed bay window to front, fitted radiator, feature ceiling light, wall mounted feature lights,

#### RECEPTION TWO

16'3" x 12'4" (4.96m x 3.76m)  
Fitted laminated flooring, ceiling lights, radiator, double glazed patio door leading to conservatory

#### CONSERVATORY

6'8" x 12'4" (2.04m x 3.76)  
Window to rear, double glazed window to side, double door, door to garden

#### KITCHEN

12'0" x 9'3" (3.67m x 2.83m)  
Range of fitted wall and base units, work surface with tiled upstand, four ring hob with oven grill under and extractor hood over, one bowl sink with drainer, space and services for washing machine and dishwasher, double glazed window to rear, tiled flooring, radiator, ceiling light, double glazed door to rear garden.

#### GARAGE

14'7" x 7'9" (4.45m x 2.38m)  
Up and over door, door to:

#### UTILITY AREA

10'2" x 5'7" (3.11m x 1.71m)  
cupboard, free standing tumble dryer and washing machine.



#### G/F SHOWER ROOM

8'2" x 2'11" (2.49m x 0.89m)

Suite comprising; walk-in shower cubicle with rainfall effect shower, low level WC , hand wash basin inset to vanity unit, chrome plated radiator, tiled walls and flooring, extractor fan, light, sky-light window to rear.

#### BEDROOM ONE

17'9" x 11'11" (5.40m x 3.64m)

Bay window to front, two fitted cupboards, fitted carpets and fitted radiators

#### BEDROOM TWO

12'10" x 11'11" (3.91m x 3.64m)

Bay window to front, two fitted cupboards, fitted carpets and fitted radiators

#### BEDROOM THREE

10'9" x 7'0" (3.27m x 2.13m)

Bay window to front, two fitted cupboards, fitted carpets and fitted radiators

#### FAMILY BATHROOM

8'1" x 7'0" (2.47m x 2.13m)

Suite comprising; bathtub, and shower, hand wash basin inset to vanity unit, partly tiled walls, fitted cupboard, light, radiator, cupboard housing boiler, double glazed window to rear

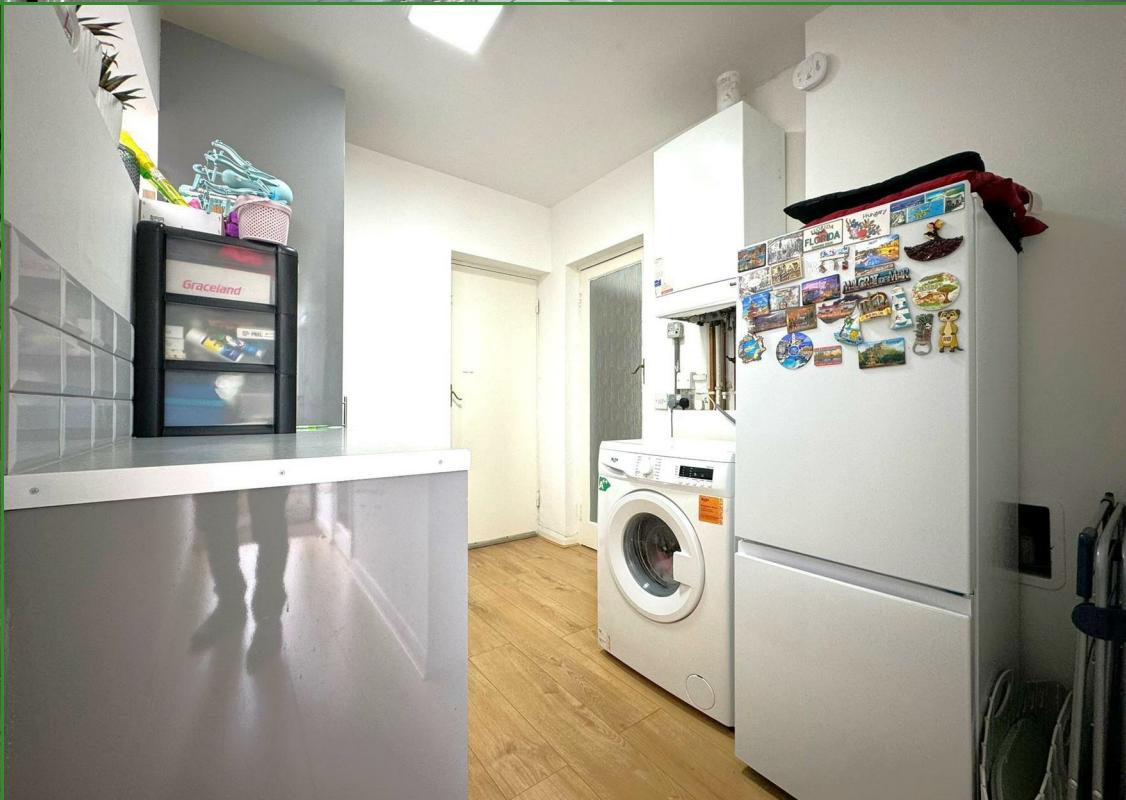
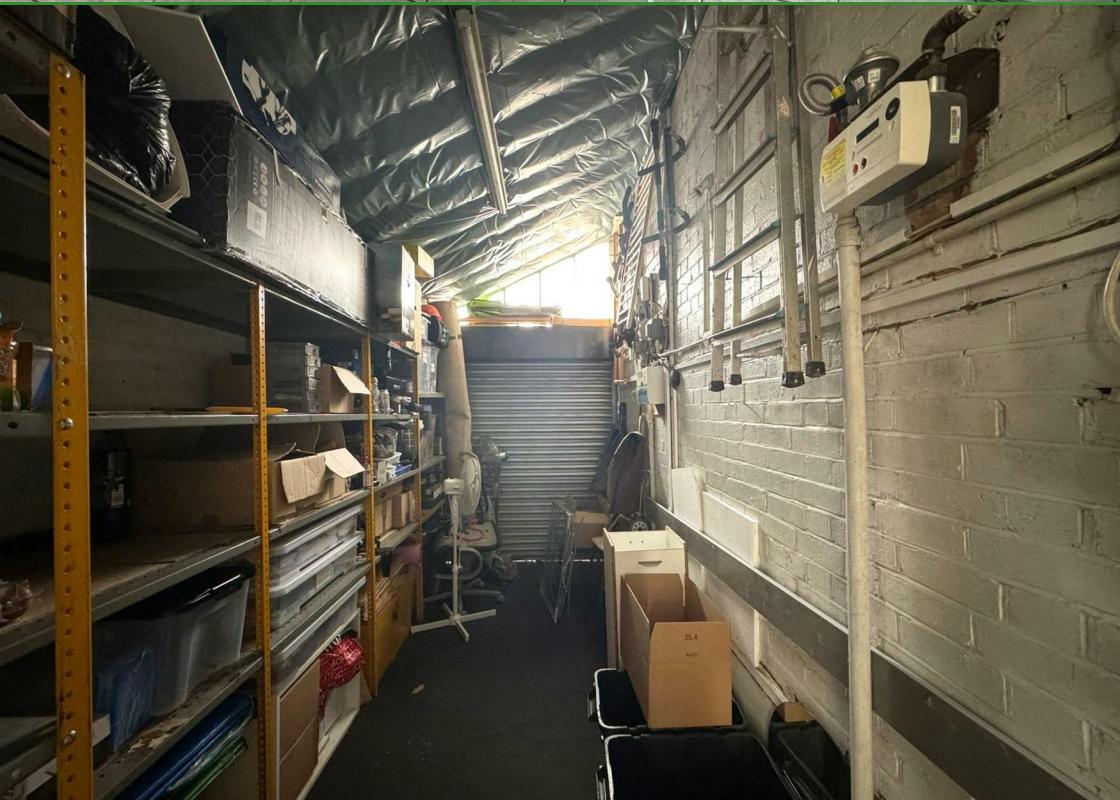
#### EXTERIOR

55'9" (17)

The rear garden is approximately 55' with part-patio and remainder lawn with mature trees and shrubs bordering the garden. one brick-built shed being used for storage.

To the front of the property there is off street parking for multiple cars.



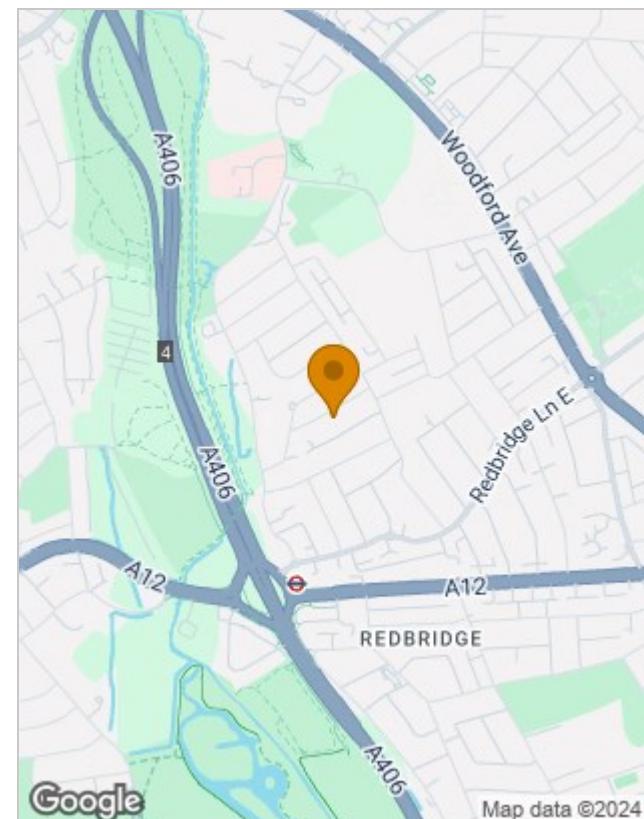




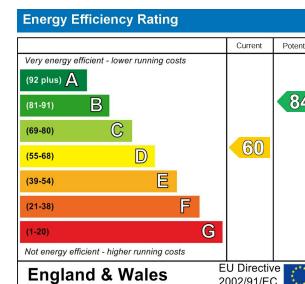
## Floor Plans



## 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.