



## Cobham Road

, Ilford, IG3 9JP

Offers In Excess Of £545,000

## Redbridge

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Sandra Davidson Estate Agents are pleased to present this middle terrace family home, situated in a popular location directly off Green Lane. The property is within close distance of Seven Kings station (Crossrail - Zone 4), local shops, bus routes, schools (Isaac Newton Academy) and recreational facilities.

The accommodation comprises: two reception rooms, extended kitchen, ground floor shower room, three bedrooms and first floor spacious bathroom. Other benefits and features include double glazed windows, gas central heating and a spacious rear garden.

Viewings are highly recommended.



## ENTRANCE

### RECEPTION ONE 13'1" x 12'0" (4.00m x 3.68m)

Double glazed window to front. Wood style laminated flooring. Radiator.

### RECEPTION TWO 11'2" x 10'2" (3.42m x 3.10m)

Open plan living room. Wood style laminated flooring. Radiator.

## SHOWER ROOM

Wash hand basin and low flush w.c. Plumbing for shower.

### KITCHEN 15'8" x 9'8" (4.80m x 2.97m)

Range of wall and base units. Gas cooker with extractor fan above. built in oven, microwave and fridge/freezer. Double glazed window and door to rear.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE 13'3" x 10'4" (4.04m x 3.17m)

Double glazed window to front. Carpeted flooring. Radiator.

### BEDROOM TWO 11'2" x 8'9" (3.41m x 2.67m)

Double glazed window to front. Carpeted flooring. Radiator.

### BEDROOM THREE 8'4" x 6'10" (2.55m x 2.10m)

Double glazed window to front. Carpeted flooring. Radiator.

### BATHROOM 8'6" x 7'10" (2.61m x 2.40m)

Panelled bath, wash hand basin and low flush w.c.

### EXTERIOR 36' (10.97m)

The front drive is paved providing off street parking. The rear garden is circa 36' in depth.

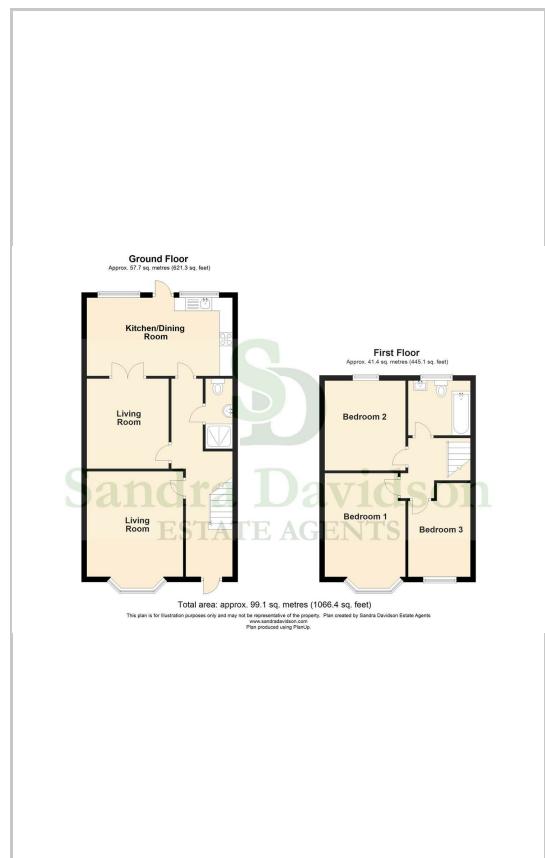
## AGENTS NOTE

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

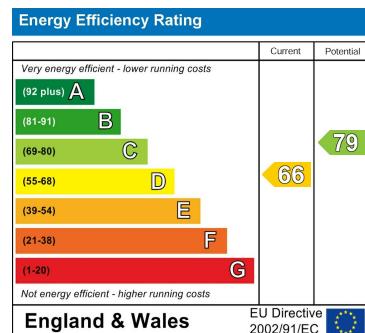
## Area Map



## Floor Plans



## Energy Efficiency Graph



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