

**S** Sandra Davidson  
ESTATE AGENTS



Westrow Gardens, Ilford, IG3 9NF

£900,000





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# Westrow Gardens

Ilford, IG3 9NF

- EPC C
- Lounge/Kitchen
- Off street parking
- Six bedrooms
- Three bathrooms
- Spacious garden

Nestled in the desirable area of Westrow Gardens, Ilford, this impressive house offers a perfect blend of space and comfort, making it an ideal family home. With six generously sized bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts a well-appointed reception room, perfect for entertaining guests or relaxing with family.

The house features three modern bathrooms, ensuring convenience for busy mornings and providing a touch of luxury for your daily routine. The layout of the home is thoughtfully designed, allowing for both communal living and private retreats.

Westrow Gardens is a charming neighbourhood, known for its friendly community and convenient access to local amenities. Residents can enjoy nearby parks, shops, and excellent transport links, making it easy to commute to central London or explore the surrounding areas.

This property presents a wonderful opportunity for those seeking a spacious and versatile home in a sought-after location. Whether you are a growing family or looking for a property with potential for investment, this house in Ilford is sure to meet your needs. Do not miss the chance to make this delightful residence your own.



## ENTRANCE

BEDROOM THREE 16'0" x 11'11" (4.90m x 3.65m)

ENSUITE 8'11" x 8'0" (2.74m x 2.45m)

BEDROOM TWO 13'3" x 10'6" (4.05m x 3.21m)

BEDROOM ONE 15'5" x 10'9" (4.70m x 3.30m)

BATHROOM 7'0" x 6'9" (2.14m x 2.07m)

LOUNGE/KITCHEN  
18'10" max x 38'2" max (5.75m max x 11.64m max)

STAIRS TO FIRST FLOOR

BEDROOM FOUR  
10'5" x 11'1" max (3.19m x 3.40m max)

BEDROOM FIVE 12'4" x 10'4" (3.77m x 3.16m)

BEDROOM SIX 17'8" x 9'4" (5.40m x 2.87m)

SHOWER ROOM 8'2" x 6'9" (2.49m x 2.08m)



EXTERIOR  
AGENTS NOTE

90' (27.43m)

Directions





## Floor Plans



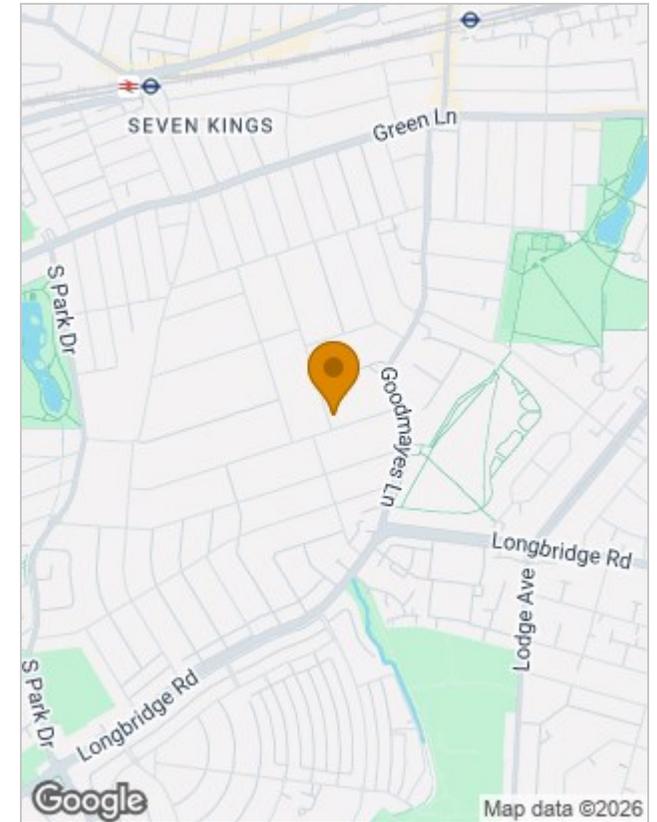
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.

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## 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		75	82
(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	