



Blackthorn Road

, Ilford, IG1 2PZ

Guide Price £280,000

GUIDE PRICE £280,000 top £300,000

Redbridge

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Sandra Davidson Estate Agents are pleased to present this purpose built third floor flat, situated in an attractive and quiet development just off Loxford Lane, between Ilford Lane and South Park Drive. The property benefits from its own juliette balcony and well maintained communal areas. The accommodation comprises: attractive lounge with patio doors onto balcony, kitchen, two bedrooms one with en suite shower room, family bathroom. The property also has double glazed windows, gas central heating and allocated parking space.



**ENTRANCE**  
via security phone.  
Third floor

**LOUNGE/KITCHEN** 22'2" x 15'9" (6.76m x 4.82m)  
Double glazed window to side. Carpeted flooring. Radiator.

**BEDROOM ONE** 17'7" x 9'10" (5.38m x 3.02m)  
Double glazed window to side. Carpeted flooring. Radiator.

**EN-SUITE** 5'8" x 4'11" (1.73m x 1.5m)  
Shower cubicle, wash hand basin and low flush w.c.

**BEDROOM TWO** 15'9" x 8'6" (4.82m x 2.61m)  
Double glazed window to side. Carpeted flooring. Radiator.

**BATHROOM** 6'6" x 5'8" (2.00m x 1.73m)  
Panelled bathroom, wash hand basin and low flush w.c.

#### EXTERIOR

Parking for one car.

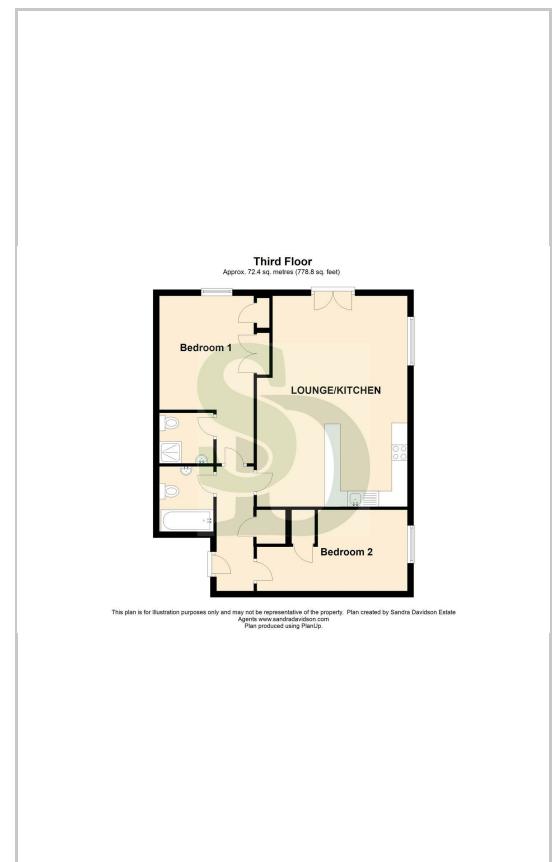
#### AGENTS NOTE

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

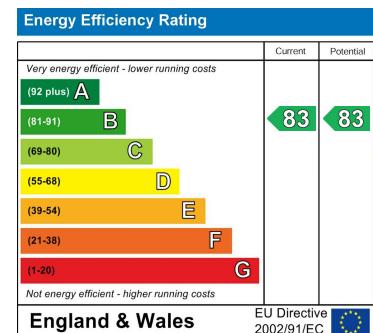
#### Area Map



#### Floor Plans



#### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.