



## 32 Kingswood Road

, Ilford, IG3 8UE

£800,000



OFF STREET PARKING - OUTBUILDING - FIVE BEDROOMS - NO CHAIN

Sandra Davidson Estate Agents are pleased to present this five bedroom spacious double fronted end-terrace house. The property has been modernised throughout and offers new kitchen and family bathroom. The property is situated within walking distance of Goodmayes and Seven Kings Station (Crossrail - TFL Rail - Zone 4) and local amenities such as schools, shops and public transport giving further access to Ilford Town Centre. The accommodation comprises: three reception rooms, kitchen, five good size bedrooms and two bathrooms. Other features include double glazed windows and gas central heating.

The property also benefits from no ongoing chain



### Entrance

Via timber framed door.

Reception One 18'9" into bay x 11'4" max (5.74m into bay x 3.47m max)

Double glazed bay window to front. Carpet. Radiator.

Reception Two 15'10" into bay x 11'3" (4.83m into bay x 3.45m)

Double glazed bay window to front. Carpet. Radiator.

Reception Three 11'2" x 10'5" (3.42m x 3.19m)

Double glazed window to rear.

Kitchen 10'4" x 7'5" (3.16m x 2.28m)

Range of wall and base units. Gas hob with oven under. Space for dish washer. Sink. Double glazed window to rear.

Conservatory 20'4"x 7'3" (6.20x 2.23m)

Single glazed. Doors to garden. space for fridge/ freezer and washing machine. Door to ground floor shower room.

Shower room 6'8" x 5'1" (2.05m x 1.55m)

Corner walk-in shower unit. Wash hand basin. Low level WC. Double glazed window to rear.

### Basement

Similar size as the hallway. Pictures provided online

### Stairs to first floor

Bedroom One 15'2" into bay x 9'8" (4.64m into bay x 2.96m)

Double glazed bay window to front. Carpeted flooring. Radiator.

Bedroom Two 15'1" into bay x 9'7" (4.61m into bay x 2.94)

Double glazed bay window to front. Carpeted flooring. Radiator.

Bedroom Three 10'7" x 9'8" (3.23m x 2.95m)

Double glazed window to rear. Radiator

Bedroom Four 11'9" x 7'10" (3.60m x 2.40m )

Double glazed window to front. Carpeted flooring. Radiator.

Bedroom Five 10'7" x 6'2" (3.23m x 1.89m)

Double glazed window to rear. Radiator

Bathroom 7'10" x 4'11" (2.41m x 1.51m)

Panel bath. Wash hand basin. Low level WC. Double glazed window to rear.

### Exterior

Front - Off street parking for multiple cars. Side access to garden.

Rear - Outbuilding includes electric.

### Agent Notes

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

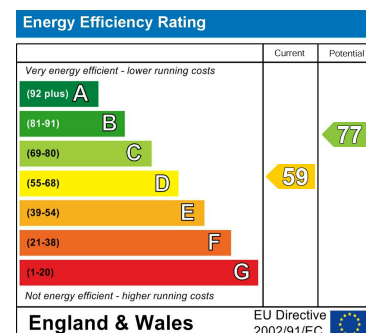
### Area Map



### Floor Plans



### Energy Efficiency Graph



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