



Sandhurst Drive, Ilford, IG3 9DB  
£580,000

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# Sandhurst Drive

Ilford, IG3 9DB

- EPC - C
- POTENTIAL FOR LOFT AND ADDITIONAL REAR EXTENSION
- PARKING FOR TWO CARS
- DOUBLE GLAZED WINDOWS
- THREE BEDROOM HOUSE
- OFFICE/BEDROOM FOUR
- GAS CENTRAL HEATING
- LARGE GARDEN

Nestled on the charming Sandhurst Drive in Ilford, this delightful mid-terrace house offers a perfect blend of comfort and practicality. Built in 1930, the property spans an impressive 1,082 square feet, providing ample space for families or professionals seeking a serene yet convenient living environment.

Upon entering, you are greeted by three well-proportioned reception rooms, each offering a versatile space that can be tailored to your needs, whether for relaxation, entertainment, or work. The ground floor also features a convenient office that could easily serve as an additional bedroom, catering to the demands of modern living.

The property boasts three inviting bedrooms, ensuring plenty of room for family or guests. The first-floor family bathroom is complemented by a ground floor shower room, providing flexibility and convenience for busy mornings or evening routines.

Natural light floods the home through double-glazed windows, enhancing the warm and welcoming atmosphere. The gas central heating ensures a cosy environment throughout the year, making this house a comfortable retreat regardless of the season.

For those with vehicles, the property includes parking for two cars, a valuable asset in this bustling area. The drive offers easy access, making daily commutes and weekend outings a breeze.

In summary, this charming three-bedroom house on Sandhurst Drive is an excellent opportunity for anyone looking to settle in Seven Kings. With its spacious layout, modern amenities, and convenient location, it is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this lovely house your new home.



## ENTRANCE PORCH

## RECEPTION ONE

14'11" into bay x 11'10" (4.57m into bay x 3.62m)

## RECEPTION TWO

13'10" x 11'4" (4.22m x 3.47m)

## KITCHEN

9'6" x 8'9" (2.91m x 2.69m)

## OFFICE/ BEDROOM FOUR

16'1" max 7'8" (4.92m max 2.36m)

## GROUND FLOOR SHOWER ROOM

7'1" x 3'4" (2.18m x 1.02m)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

15'2" into bay x 11'10" (4.63m into bay x 3.63m)

## BEDROOM TWO

15'9" x 11'1" (4.82m x 3.39m)

## BEDROOM THREE

8'11" x 7'1" (2.74m x 2.17m)



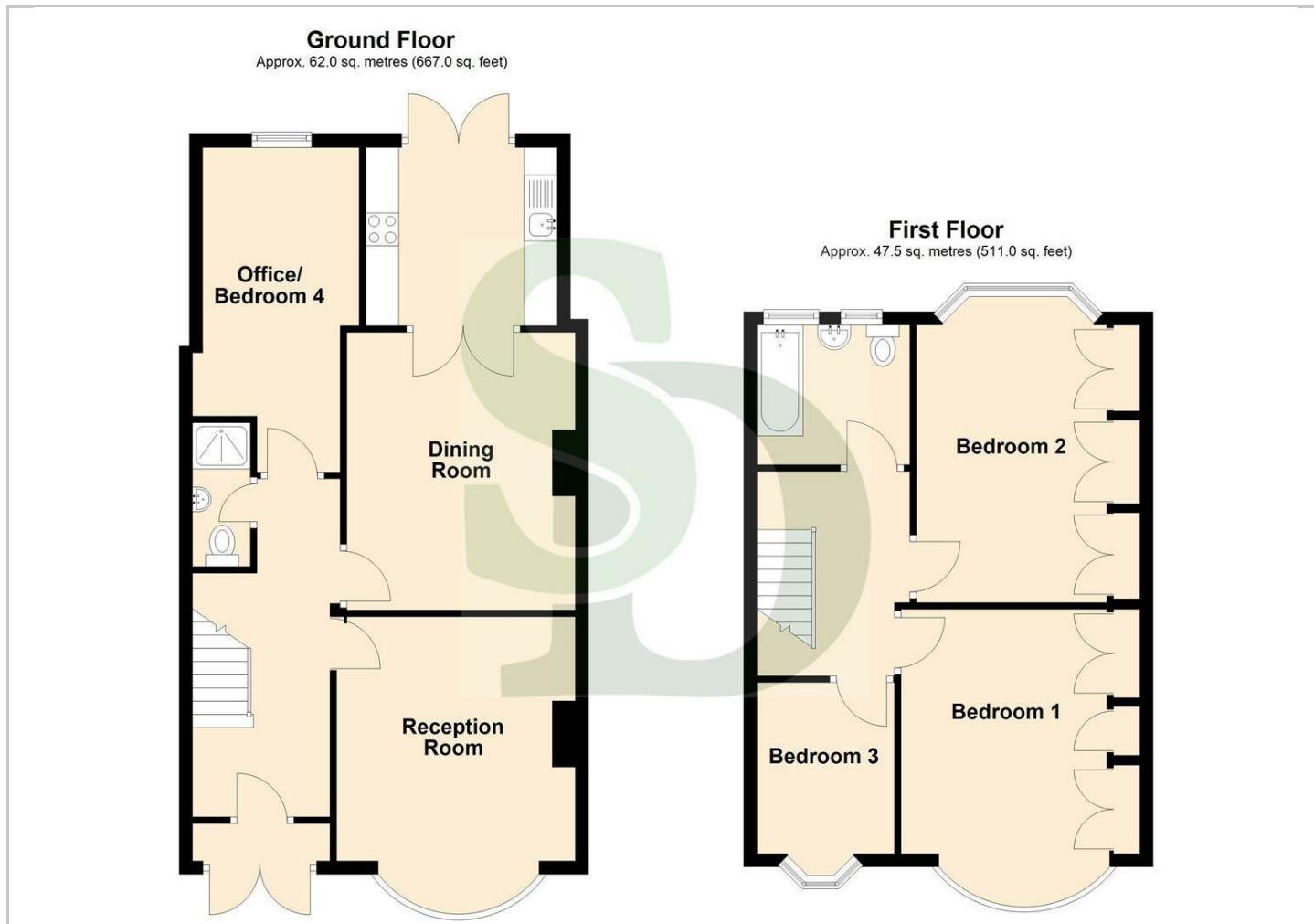
FIRST FLOOR BATHROOM 7'7" x 7'3" (2.33m x 2.21m)  
EXTERIOR  
AGENTS NOTE

Directions

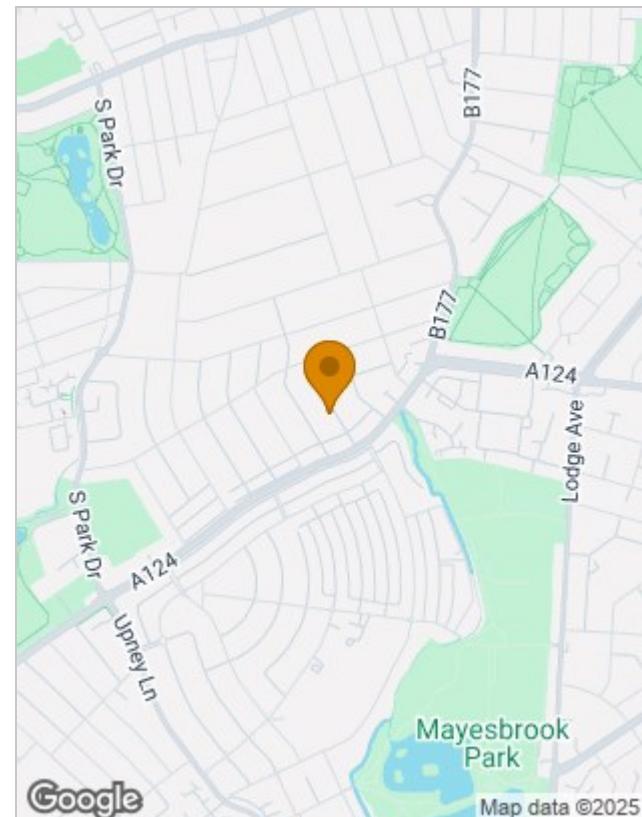




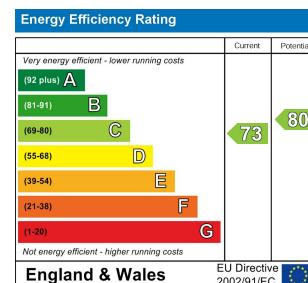
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.