



Staines Road

, Ilford, IG1 2UP

Offers In Excess Of £500,000

Redbridge

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Sandra Davidson Estate Agents are pleased to present this middle terrace extended three bedroom family home. Located just off South Park Drive, with local bus routes, schools and shopping facilities close by. The accommodation comprises: two reception rooms, kitchen, three bedrooms, ground floor shower room and first floor family bathroom. Other features include double glazed windows, gas central heating and a good size rear garden. The property also offers scope for further extension to the loft area, subject to local authority consent. Viewings are highly recommended.



ENTRANCE

RECEPTION ONE 12'7" x 11'8" (3.84m x 3.57m)
Double glazed window to front. Wood style laminated flooring.
Radiator.

RECEPTION TWO 12'5" x 11'3" (3.79m x 3.43m)
Double glazed door to rear. Wood style laminated flooring.
Radiator.

SHOWER ROOM 8'11" x 3'9" (2.72m x 1.16m)
Shower cubicle, wash hand basin and low flush w.c.

KITCHEN 15'7" x 10'2" (4.76m x 3.10m)
Range of wall and base units. Gas cooker with extractor fan above. Tiled flooring. Radiator.

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'9" x 11'3" (3.60m x 3.43m)
Double glazed window to front. Wood style laminated flooring.
Radiator.

BEDROOM TWO 12'6" x 10'5" (3.82m x 3.18m)
Double glazed window to rear. Wood style laminated flooring.
Radiator.

BEDROOM THREE 8'9" x 7'0" (2.67m x 2.14m)
Double glazed window to front. Wood style laminated flooring.
Radiator.

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

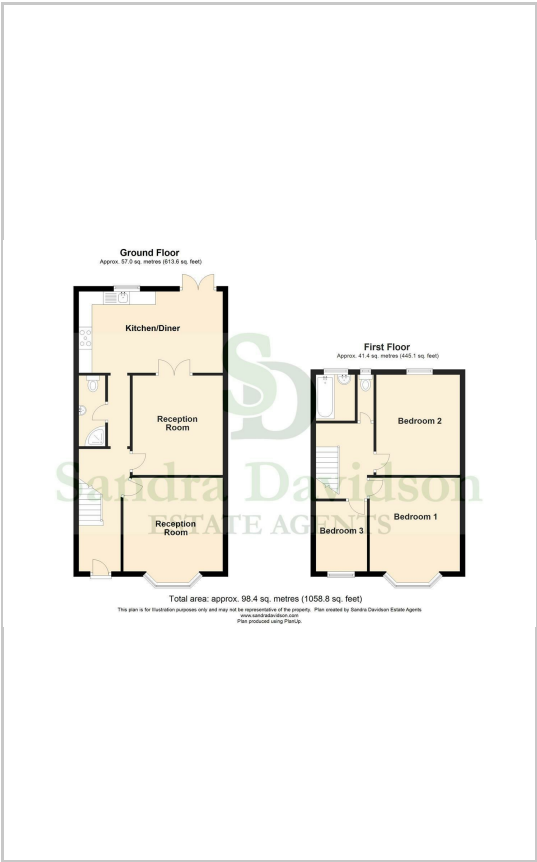
EXTERIOR
The rear garden is part paved remainder laid to lawn.

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

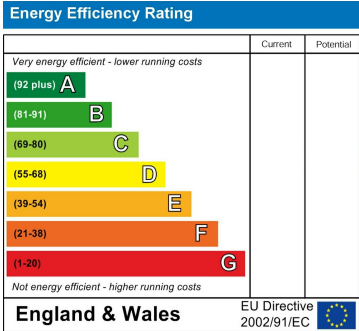
Area Map



Floor Plans



Energy Efficiency Graph



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