



**Tavistock Gardens**  
, Ilford, IG3 9BE

Offers In Excess Of £550,000

**Redbridge**

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Nestled in the charming Tavistock Gardens of Ilford, this delightful four-bedroom house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a well-designed layout, featuring a welcoming reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The four generously sized bedrooms provide ample space for family members or guests, with the standout feature being the fourth bedroom, which includes its own ensuite bathroom, offering privacy and convenience.

This house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months, while the double-glazed windows enhance energy efficiency and reduce noise from the outside.

For those with vehicles, the property offers off-street parking for one vehicle, a valuable asset in this bustling area. Additionally, there is potential for further extensions, allowing you to tailor the home to your specific needs and preferences.

With its prime location in Ilford, this property is well-connected to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This house is not just a place to live; it is a place to create lasting memories. Don't miss the chance to make this wonderful property your new home.



## ENTRANCE

THROUGH LOUNGE 27'8" into bay x 12'9" max (8.45m into bay x 3.89m max)

Double glazed bay window to front. Laminate flooring. Radiator. Door leading to kitchen.

## KITCHEN 10'1" x 9'10" (3.09m x 3.02m)

Range of wall and base units. Gas hob. Electric oven. Space for fridge freezer and washing machine. Double glazed door to garden.

## BEDROOM FOUR/ OFFICE 12'5" x 7'9" (3.80m x 2.38m )

Sky lights. Laminate flooring. Radiator. Door to en-suite.

## EN-SUITE 7'2" x 6'9" (2.19m x 2.07m)

Wet room - Shower head. Wash hand basin. Low level toilet. Double glazed window to rear.

## STAIRS TO FIRST FLOOR

BEDROOM ONE 15'7" into bay x 11'2" (4.75m into bay x 3.42m)

Double glazed bay window to front. Laminate flooring. Radiator. Fitted wardrobes.

## BEDROOM TWO 12'0" x 10'0" (3.68m x 3.07m )

Double glazed window to rear. Carpeted flooring. Radiator. Fitted wardrobes.

## BEDROOM THREE 8'3" x 7'6" (2.54m x 2.29m)

Double glazed window to front. Laminate flooring. Radiator.

## BATHROOM 8'3" x 5'9" (2.53m x 1.77m)

Tiled floor to ceiling. Panel bath. Wash hand basin. Low level toilet. Towel heater. Double glazed window.

## EXTERIOR

Front - off street parking

Garden - Patio area. Laid lawn. Shed to rear.

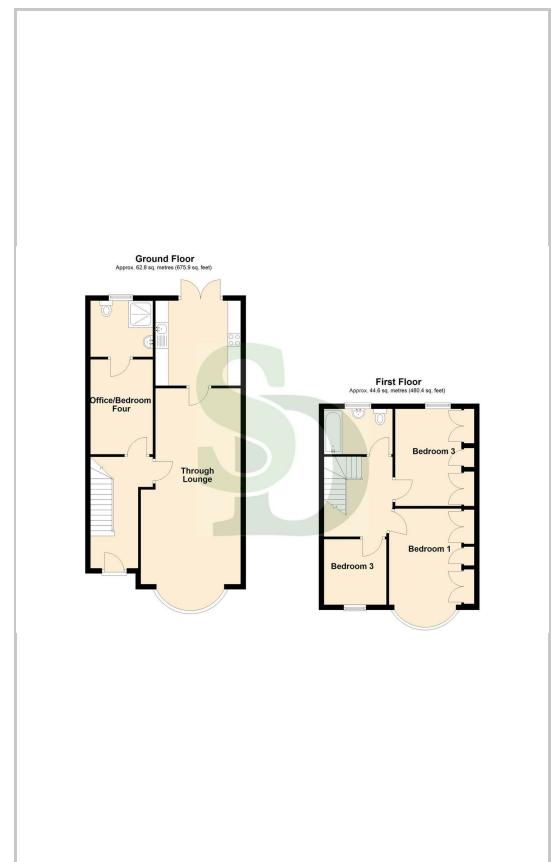
## AGENTS NOTE

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

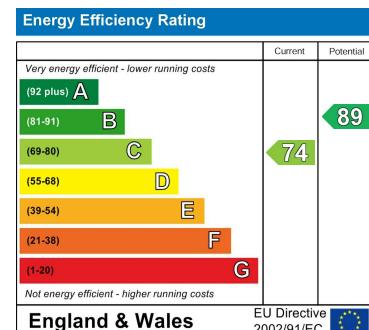
## Area Map



## Floor Plans



## Energy Efficiency Graph



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