



Mayesbrook Road

, Ilford, IG3 9PJ

Offers In Excess Of £450,000

Redbridge

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Nestled on the charming Mayesbrook Road in Goodmayes, this delightful house, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is both practical and functional, making it easy to adapt to your lifestyle needs.

Situated in a vibrant community, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links, making commuting to London and beyond a breeze.

This property presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the charm of a period home. With its appealing features and prime location, this house on Mayesbrook Road is not to be missed.



## ENTRANCE

**LOUNGE** 21'3" x 11'11" (6.50m x 3.64m)

Double glazed window. Radiator.

**KITCHEN** 11'10" x 9'5" (3.63m x 2.89m)

Range of wall and base units. Gas cooker. Single bowl drainer sink unit. Further access to:-

**LEAN TO** 17'2" max x 10'10" max (5.24m max x 3.31m max)

Double glazed windows and door.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE

Double glazed window. Radiator.

### BEDROOM TWO

Double glazed window. Radiator.

**BEDROOM THREE** 11'9" x 7'10" (3.60m x 2.40m)

Double glazed window. Radiator.

### L-SHAPED SHOWER ROOM

Shower cubicle, wash hand basin and low flush w.c.

## EXTERIOR

The rear garden is spacious.

## AGENTS NOTE

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

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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353 Green Lane, Seven Kings, Essex, IG3 9TH

Tel: 020 8597 7372 Email: [sevenkings@sandradavidson.com](mailto:sevenkings@sandradavidson.com) <https://www.sandradavidson.com>