



Eastern Avenue, Ilford, IG2 7RX

Guide Price £925,000





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Eastern Avenue

Iford, IG2 7RX

- EPC RATING C
- Two reception rooms
- Off street parking
- Five bedrooms
- Three bathrooms
- Close to Newbury Park Station

GUIDE PRICE £925,000 to £950,000

Sandra Davidson Estate Agents are pleased to present this extended middle terrace five bedroom family house located within close proximity of Seven Kings Park and convenient location near Newbury Park Station (Central Line - Zone 4). The property comprises: five bedrooms, two reception rooms, extended kitchen and three family bathroom. The property also benefits from gas central heating, double glazing, large conservatory and off street parking. Viewings are recommended.



ENTRANCE

RECEPTION ONE 13'3" x 12'0" (4.06m x 3.67m)

RECEPTION TWO 22'10" x 10'11" (6.98m x 3.34m)

KITCHEN 18'0" x 14'10" (5.49m x 4.53m)

CONSERVATORY 19'10" x 14'3" (6.05m x 4.35m)

SECOND KITCHEN 13'11" x 6'2" (4.26m x 1.89m)

STORE ROOM 7'4" x 6'1" (2.25m x 1.87m)

BATHROOM 10'5" x 6'1" (3.20m x 1.87m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 15'3" x 12'9" (4.65m x 3.91m)

BEDROOM TWO 13'1" x 10'11" (3.99m x 3.35m)

BEDROOM THREE 13'4" x 12'0" (4.07m x 3.66m)

BEDROOM FOUR 15'11" x 6'3" (4.87m x 1.91m)



BATHROOM 6'10" x 5'4" (2.09m x 1.64m)
STAIRS TO SECOND FLOOR
BEDROOM FIVE 18'10" x 14'4" (5.75m x 4.37m)
EXTERIOR circa 75' (circa 22.86m)
AGENTS NOTE

Directions





Floor Plans



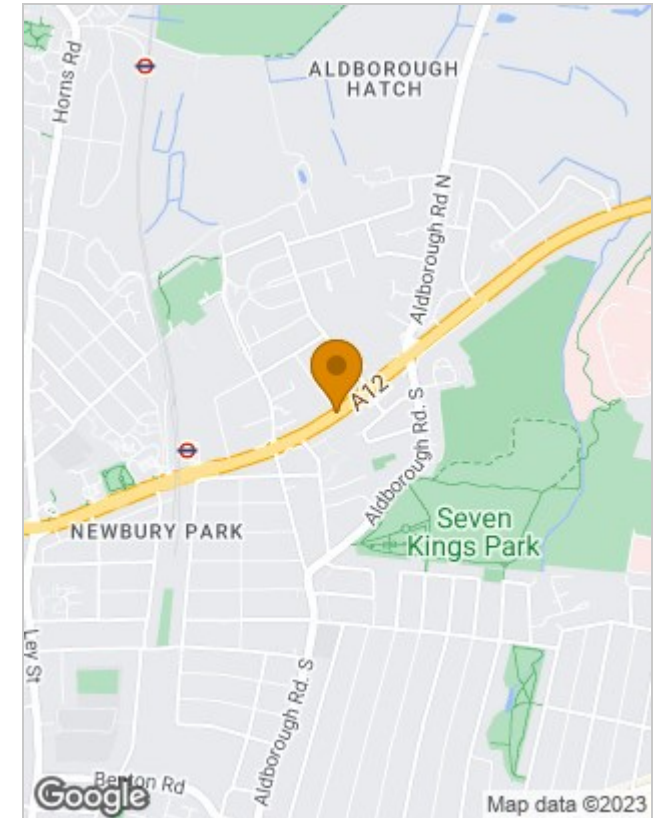
Viewing

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.

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Location Map



Energy Performance Graph

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

