



Cambridge Road
Ilford, IG3 8LZ

Redbridge

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Offers In Excess Of £525,000



Nestled on the charming Cambridge Road in Seven Kings, this delightful house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise both space and functionality, making it an ideal choice for those seeking a welcoming home.

Additionally, the property includes off-street parking, a valuable asset in this bustling area. The location is well-connected, offering easy access to local amenities, schools, and transport links, making it a practical choice for daily commuting.

This charming residence on Cambridge Road is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely property your new home.



ENTRANCE

RECEPTION ONE 13'3" x 11'10" (4.04m x 3.61m)
Double glazed window to front. Carpeted flooring. Heating system.

RECEPTION TWO 15'8" x 9'9" (4.79m x 2.99m)
Double glazed door to rear. Carpeted flooring. Heating system.

DINING AREA 11'7" x 8'11" (3.55m x 2.72m)
Double glazed window to rear. Carpeted flooring. Heating system.

KITCHEN 8'9" x 6'0" (2.69m x 1.83m)
Range of wall and base units. Freestanding cooker. Plumbing for washing machine. Single bowl drainer sink unit.

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'11" x 11'9" (3.64m x 3.60m)
Double-glazed window to front. Carpeted flooring. Heating system.

BEDROOM TWO 12'6" x 11'9" (3.83m x 3.60m)
Double glazed window to rear. Carpeted flooring. Heating system.

BEDROOM THREE 8'8" x 7'0" (2.65m x 2.15m)
Double glazed window to front. Carpeted flooring. Heating system.

BATHROOM 8'5" x 4'4" (2.59m x 1.34m)
Panelled bath, wash hand basin and low flush w.c.

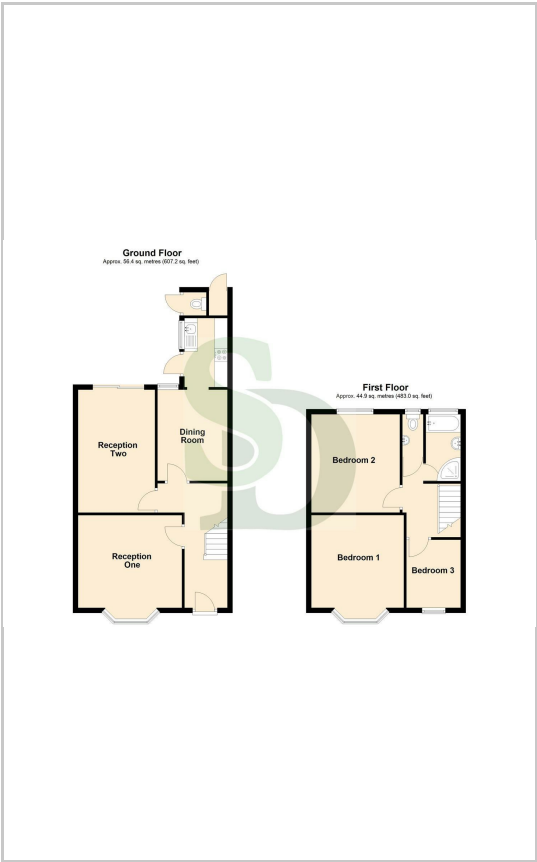
EXTERIOR 55' (16.76m)
-The rear garden is circa 55' in depth.
-External w.c.
-Water tank system.

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

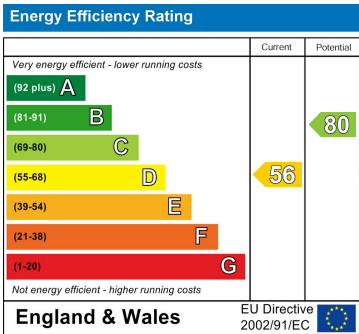
Area Map



Floor Plans



Energy Efficiency Graph



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