



Breamore Road, Ilford, IG3 9ND

Offers In Excess Of £675,000









# Breamore Road

Ilford, IG3 9ND

- EPC RATING - F
- Five Bedrooms
- Kitchen
- Spacious Garden
- Detached Bungalow
- Three receptions
- Off Street Parking
- Close To Seven Kings Station

DETACHED BUNGALOW - AVAILABLE TO VIEW NOW

Sandra Davidson Estate Agents are pleased to present this spacious detached bungalow situated in a popular location on the corner with Westrow Gardens. The property is close to Seven Kings Station ( TFL Rail - Zone 4), local amenities and shopping facilities. The accommodation comprises: three reception rooms, fitted kitchen, five bedrooms and two bathrooms. Other benefits include gas central heating and double glazing. Internal inspection is highly recommended.

\*\*\*CHAIN FREE\*\*\*



## ENTRANCE

Via double glazed porch

## RECEPTION ONE

15'4" x 14'6" (4.67 x 4.41)

Double glazed bay to front. Double glazed window to side. Carpeted flooring. Radiator.

## RECEPTION TWO

17'4" x 13'10" (5.28 x 4.22)

Double glazed window to side. Carpeted flooring. Radiator. Sliding door to kitchen

## KITCHEN (OPEN PLAN)

24'3" x 9'1" (7.39 x 2.76)

Open plan kitchen to reception three. Range of wall and base units. Electric cooker with extractor fan above. Built in ovens. Double bowl drainer sink unit. Double glazed windows to rear. Double glazed door to garden. Radiator

## RECEPTION THREE

11'11" x 6'11" (3.64 x 2.10)

Lino flooring. Radiator. Open plan to kitchen

## BEDROOM ONE

13'11" x 11'11" (4.23 x 3.64)

Double glazed window to front and side. Carpeted flooring. Radiator. Built in cupboards.

## BEDROOM TWO

18'8" x 9'0" (5.70 x 2.75)

Double glazed window to rear and side. Lino flooring. Radiator. Fitted cupboards







**BEDROOM THREE** 15'2" into bay x 8'6" (4.62 into bay x 2.59)  
Double glazed bay window to front. Carpeted flooring. Radiator

**GROUND FLOOR BATHROOM** 8'8" x 4'10" (2.65 x 1.48)  
Suite comprising: Panelled bath. Wash hand basin and low flush  
w.c. Radiator. Window

**SEPERATE SHOWER** 5'10" x 2'11" (1.79 x 0.90)  
Walk-in shower unit. Lino floor. Window to side

#### FIRST FLOOR LANDING

**BEDROOM FOUR** 15'10" x 11'9" (4.82 x 3.59)  
Double glazed window to rear. Carpeted flooring. Radiator. Fitted  
cupboard

**BEDROOM FIVE** 16'0" x 12'1" (4.87 x 3.69)  
Double glazed window to side and rear. Carpeted flooring.  
Radiator. Fitted cupboard

**FIRST FLOOR BATHROOM** 8'0" x 6'3" (2.44 x 1.91)  
Suite comprising: Panelled bath. Wash hand basin and low flush  
w.c. Radiator. Window to rear

#### EXTERIOR

Front - Potential for off street parking for 3 to 4 cars  
Rear - Side access, laid to lawn

#### AGENTS NOTES

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







## Floor Plans



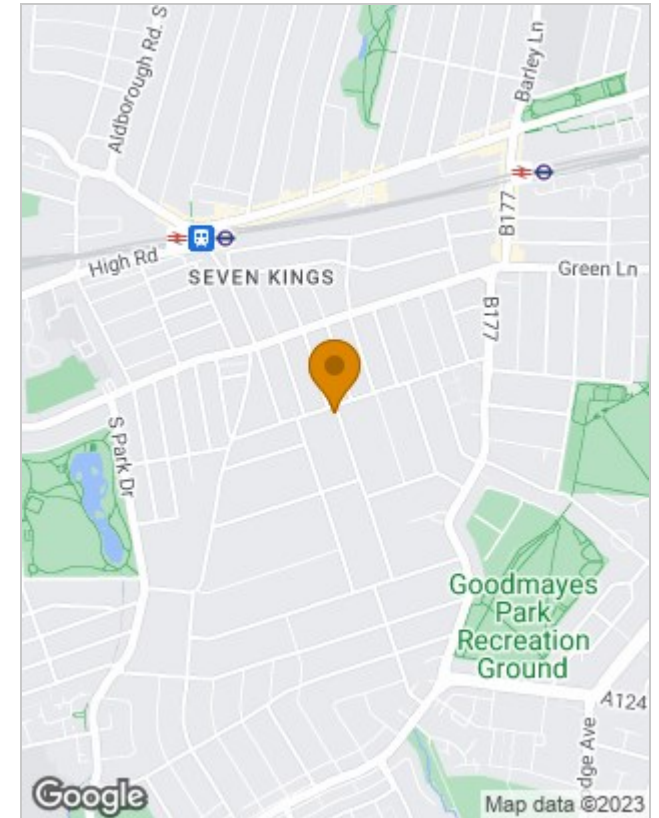
## Viewing

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

