



**Hazeldene Road**

, Ilford, IG3 9RA

**Offers In Excess Of £570,000**

**Redbridge**

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Sandra Davidson Estate Agents are pleased to present this spacious end of terrace family home. The property is located in a popular residential location within comfortable walking distance of Goodmayes Station (Elizabeth Line - Zone 4), local bus routes and shopping facilities can be found nearby. The accommodation comprises: three reception rooms, spacious kitchen, cloakroom, three bedrooms and a spacious family bathroom with combined w.c. Other features include, gas central heating, side pedestrian access and a spacious rear garden. Viewings are highly recommended.



## ENTRANCE

### RECEPTION ONE 12'5" x 14'1" (3.81m x 4.30m)

Double glazed window to front. Solid hardwood flooring. Radiator.

### RECEPTION TWO 12'6" x 11'4" (3.83m x 3.46m)

Open plan lounge. Further access to kitchen. Hardwood flooring. Radiator.

### STUDY 8'11" x 8'1" (2.72m x 2.48m)

Hardwood flooring. Radiator.

### CLOAKROOM 4'4" x 3'4" (1.33m x 1.04m)

Low flush w.c. wash hand basin.

### KITCHEN 12'1" x 11'10" (3.70m x 3.61m)

Range of wall and base. Cooker with extractor fan above. Plumbing for washing machine and dishwasher. Further access to dining area.

### DINING AREA 8'3" x 7'3" (2.53m x 2.23m)

Bi-folding doors to rear. Hardwood flooring. Radiator.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE 12'7" x 11'1" (3.86m x 3.39m)

Double glazed window to front. Solid hardwood flooring. Radiator.

### BEDROOM TWO 12'3" x 11'1" (3.75m x 3.39m)

Double glazed window to rear. Wood style laminated flooring. Radiator.

### BEDROOM THREE 9'3" x 8'6" (2.84m x 2.60m)

Double glazed window to front. Wood style laminated flooring. Radiator.

### BATHROOM 8'9" x 8'6" (2.69m x 2.60m)

Panelled bath, wash hand basin and low flush w.c.

### EXTERIOR 62'0" (18.90)

The front drive provides off street parking. The rear garden is circa 62' in depth. Side access.

## AGENTS NOTE

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

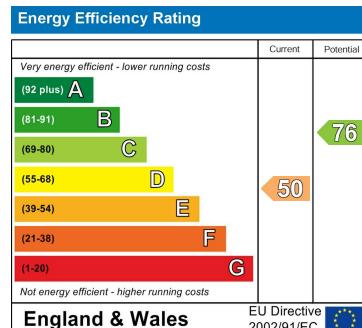
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.