



**Sandhurst Drive**

, Ilford, IG3 9DB

**Guide Price £625,000**

**Redbridge**

**E**



GUIDE PRICE-£625,000-£650,000

Nestled in the desirable area of Sandhurst Drive, Ilford, this splendid house offers a perfect blend of comfort and style, making it an ideal family home. With four generously sized bedrooms, there is ample space for everyone to enjoy their own privacy while still being part of a warm and welcoming environment.

The property boasts three well-appointed reception rooms, providing versatile spaces that can be tailored to your needs. Whether you envision a cosy lounge for family gatherings, a formal dining area for entertaining guests, or a playroom for the little ones, this home can accommodate it all. The layout is designed to enhance both functionality and flow, ensuring that each room is easily accessible.

With three bathrooms, morning routines will be a breeze, allowing for convenience and comfort for all family members. The bathrooms are thoughtfully designed, featuring contemporary fixtures and finishes that add a touch of luxury to everyday living.





ENTRANCE

RECEPTION ONE 11'0" x 11'10" (3.371m x 3.63m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

RECEPTION TWO 13'2" x 11'3" (4.02m x 3.45m)  
Double glazed window to rear. Wood style laminated flooring.  
Radiator.

RECEPTION THREE 19'10" x 7'5" (6.07m x 2.28m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

KITCHEN 9'4" x 7'5" (2.86m x 2.27m)  
Range of wall base units. Gas cooker with extractor fan above.  
Single bowl drainer sink unit.

UTILITY ROOM 6'11" x 6'11" (2.13m x 2.12m)  
Range of wall and base units. Single bowl drainer sink unit.

SHOWER ROOM 6'7" x 6'0" (2.02m x 1.83m)  
Shower cubicle, wash hand basin and low flush w.c.

LEAN TO 19'2" x 10'7" (5.86m x 3.24m)  
Windows and door to rear.

STAIRS TO FIRST FLOOR

BEDROOM ONE 12'1" x 11'8" (3.69m x 3.57m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

BEDROOM TWO 13'3" x 11'2" (4.04m x 3.41m)  
Double glazed window to rear. Wood style laminated flooring.  
Radiator.

BEDROOM THREE 8'11" x 7'2" (2.72m x 2.19m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

BEDROOM FOUR 17'7" x 7'4" (5.37m x 2.25m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

EN-SUITE 7'4" x 7'4" (2.25m x 2.25m)  
Shower cubicle, wash hand basin and low flush w.c.

BATHROOM 7'6" x 7'1" (2.31m x 2.17m)  
Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 39' (11.89m)  
The rear garden is circa 39' in depth.

GARAGE  
Access via the side.

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

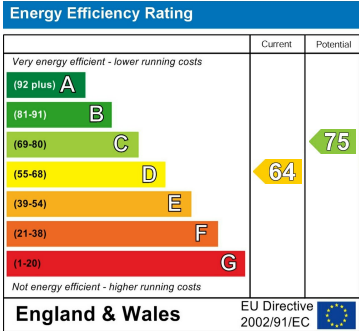
Area Map



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.