



Tavistock Gardens, Ilford, IG3 9BE

Offers In Excess Of £800,000





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# Tavistock Gardens

Ilford, IG3 9BE

- EPC TBC
- Two reception rooms
- Garage
- Solar panels
- Five bedrooms
- Four bathrooms
- Outbuilding
- Off street parking

Nestled in the desirable area of Tavistock Gardens, Ilford, this impressive house offers a perfect blend of comfort and modern living. With five generously sized bedrooms, this property is ideal for families seeking ample space. The layout includes two inviting reception rooms, providing versatile areas for relaxation and entertainment.

The house boasts four well-appointed bathrooms, ensuring convenience for all residents and guests. Natural light floods the interiors, enhancing the spacious feel throughout. The property is equipped with solar panels, promoting energy efficiency and sustainability, which is increasingly important in today's world.

Off-street parking is an added benefit, allowing for secure and easy access to your home. The combination of these features makes this property not only practical but also a delightful place to live.

If you are looking for a spacious family home in a vibrant community, this house in Tavistock Gardens is certainly worth considering. It presents an excellent opportunity for those wishing to enjoy a comfortable lifestyle in a sought-after location.



## ENTRANCE

RECEPTION ONE 14'9" x 12'9" (4.50m x 3.90m)

RECEPTION TWO 19'0" x 12'1" (5.80m x 3.70m)

KITCHEN 17'0" x 9'6" (5.20m x 2.90m)

DINING AREA 10'2" x 8'2" (3.10m x 2.50m)

SHOWER ROOM 6'10" x 5'10" (2.10m x 1.80m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 14'9" x 11'5" (4.50m x 3.50m)

BEDROOM TWO 12'5" x 10'2" (3.80m x 3.10m)

BEDROOM THREE 8'2" x 7'6" (2.50m x 2.30m)

BATHROOM 8'6" x 5'10" (2.60m x 1.80m)

BEDROOM FOUR 16'0" x 7'6" (4.90m x 2.30m)

EN-SUITE 6'6" x 5'10" (2.00m x 1.80m)



## STAIRS TO SECOND FLOOR

BEDROOM FIVE 17'8" x 12'1" (5.40m x 3.70m)

SHOWER ROOM 6'10" x 6'2" (2.10m x 1.90m)

EXTERIOR 46'7" (14.2m)

OUTBUILDING 21'3" x 9'10" (6.50m x 3.00m)

GARAGE 18'8" x 7'10" (5.70m x 2.40m)

AGENTS NOTE

Directions





## Floor Plans

### Tavistock Gardens IG3

Approx. Gross Internal Area 1995 Sq Ft - 185.34 Sq M  
 Approx. Gross Outbuilding Area 212 Sq Ft - 19.69 Sq M  
 Approx. Gross Eaves Storage Area 56 Sq Ft - 5.20 Sq M



**Ground Floor** Floor Area 987 Sq Ft - 91.69 Sq M  
**First Floor** Floor Area 671 Sq Ft - 62.34 Sq M  
**Second Floor** Floor Area 337 Sq Ft - 31.31 Sq M

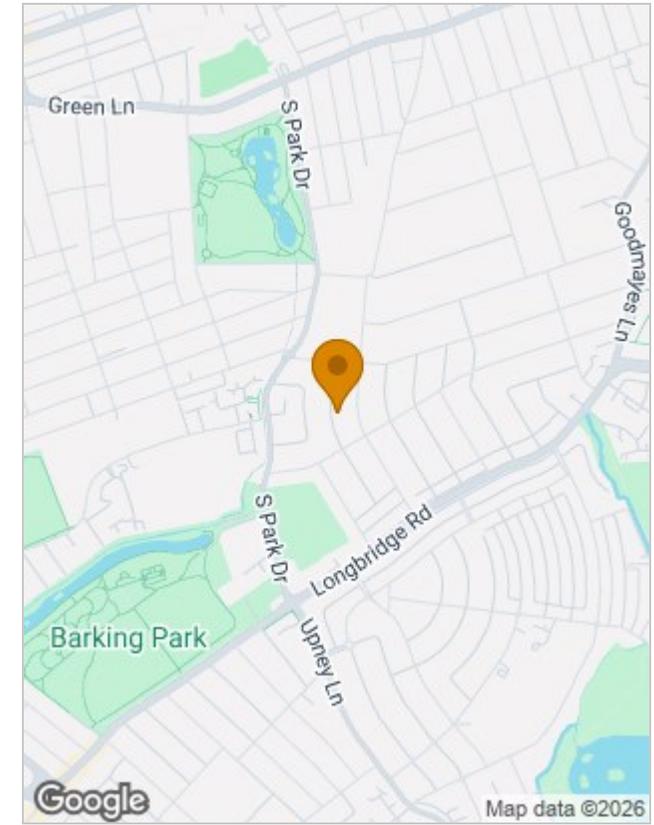


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 3/19/2026

## Location Map



## Energy Performance Graph

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

## 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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