



**Stanley Road**

, Ilford, IG1 1RW

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**Offers In Excess Of £435,000**



Sandra Davidson Estate Agents are pleased to present this three bedroom middle terrace house, just off Green Lane. This spacious property is ideally located for those needing access to Ilford town centre and Ilford Station (Crossrail - Zone 4). The accommodation comprises: two receptions, three bedrooms, kitchen and first floor bathroom. Other benefits include gas central heating, double glazing, rear garden and outbuilding. Viewings are highly recommended to avoid disappointment.



ENTRANCE

RECEPTION ONE 11'9" x 11'0" (3.60m x 3.37m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

RECEPTION TWO 11'5" x 11'0" (3.49m x 3.37m)  
Double glazed window to rear. Wood style laminated flooring.  
Radiator.

KITCHEN 9'9" x 8'8" (2.99m x 2.65m)  
Range of wall and base units. Gas cooker with extractor fan above.. Built in oven. Single bowl drainer sink unit. Plumbing for washing machine.

CLOAKROOM  
Wash hand basin and low flush w.c.

STAIRS TO FIRST FLOOR

BEDROOM ONE 14'4" x 11'8" (4.38m x 3.58m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

BEDROOM TWO 11'1" x 8'9" (3.40m x 2.68m)  
Double glazed window to rear. Wood style laminated flooring.  
Radiator.

BEDROOM THREE 11'0" x 8'9" (3.37m x 2.67m)  
Double glazed window to rear. Wood style laminated flooring.  
Radiator.

BATHROOM 5'10" x 5'9" (1.79m x 1.763m)  
Panelled bath, wash hand basin and low flush w.c.

EXTERIOR 16' (4.88m)  
Part paved remainder laid to lawn.

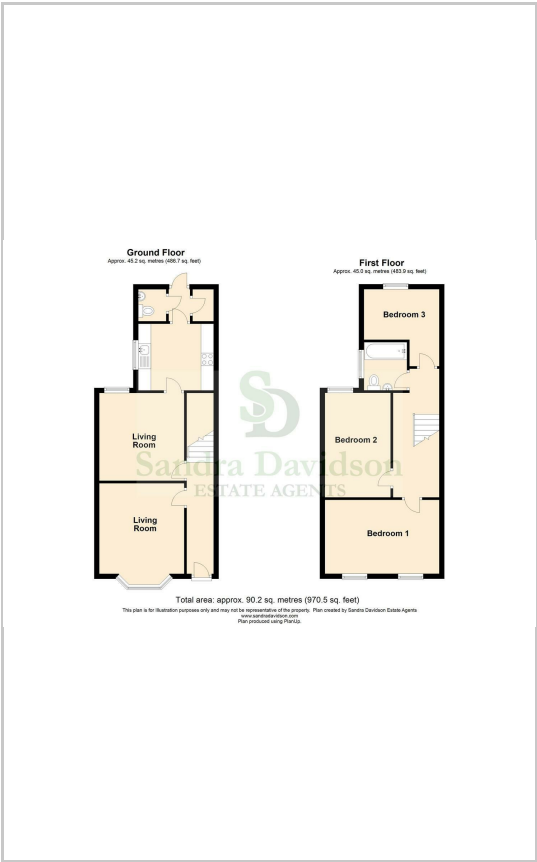
OUTBUILDING  
Brick built outbuilding.

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

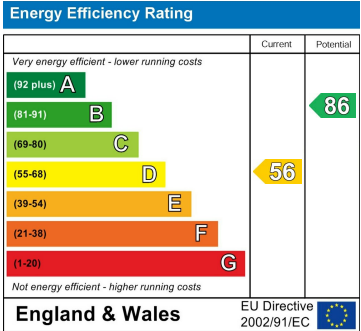
Area Map



Floor Plans



Energy Efficiency Graph



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