



**Mayesbrook Road**

, Ilford, IG3 9PJ

**Offers In Excess Of £450,000**

**Redbridge**

**C**



Nestled on the charming Mayesbrook Road in Goodmayes, this delightful house, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is both practical and functional, making it easy to adapt to your lifestyle needs.

Situated in a vibrant community, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links, making commuting to London and beyond a breeze.

This property presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the charm of a period home. With its appealing features and prime location, this house on Mayesbrook Road is not to be missed.



## ENTRANCE

**LOUNGE** 21'3" x 11'11" (6.50m x 3.64m)

Double glazed window. Radiator.

**KITCHEN** 11'10" x 9'5" (3.63m x 2.89m)

Range of wall and base units. Gas cooker. Single bowl drainer sink unit. Further access to:-

**LEAN TO** 17'2" max x 10'10" max (5.24m max x 3.31m max)

Double glazed windows and door.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE

Double glazed window. Radiator.

### BEDROOM TWO

Double glazed window. Radiator.

**BEDROOM THREE** 11'9" x 7'10" (3.60m x 2.40m)

Double glazed window. Radiator.

### L-SHAPED SHOWER ROOM

Shower cubicle, wash hand basin and low flush w.c.

## EXTERIOR

The rear garden is spacious.

## AGENTS NOTE

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

Client Money Protection

We are members of the Propertymark Client Money Protection (CMP) Scheme.

Our Client Money Protection certificate is available upon request or it can be found on our website:

<https://www.sandradavidson.com/>

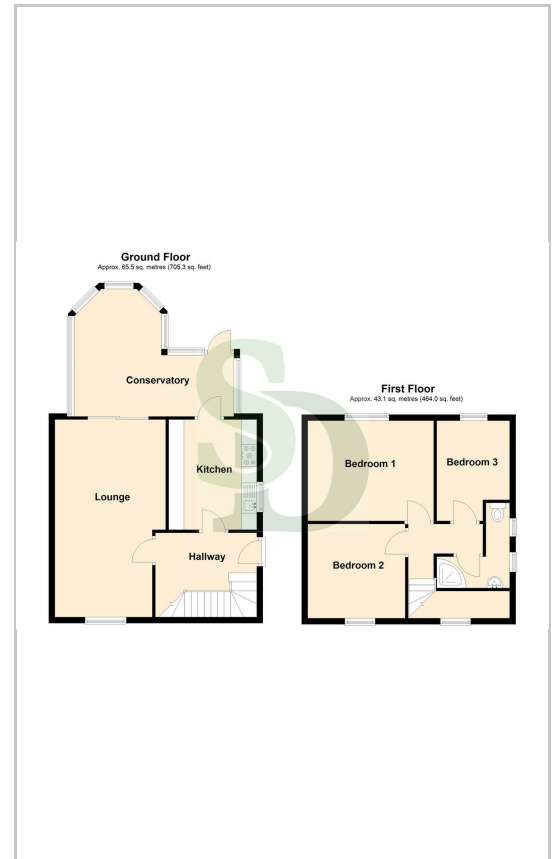
Redress

We hold independent redress with The Property Ombudsman

## Area Map



## Floor Plans



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 55                      | 83        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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