



Leamington Gardens

, Ilford, IG3 9TX

Guide Price £550,000

Redbridge

D



GUIDE PRICE-£550,000-£575,000

Nestled in the charming area of Leamington Gardens, Ilford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property includes parking for two cars, a valuable feature in this bustling area. Additionally, the location is superbly connected, with public transport options just a short walk away, making commuting and exploring the wider region effortless.

This home is not just a place to live; it is a sanctuary that offers both comfort and accessibility. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property is certainly worth considering. Embrace the opportunity to make this lovely house your new home in Ilford.



ENTRANCE

LOUNGE 13'9" x 12'5" (4.20m x 3.80m)

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

RECEPTION TWO 12'4" x 12'4" (3.78m x 3.76m)

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

KITCHEN 13'4" x 7'3" (4.08m x 2.23m)

Range of wall and base units. Freestanding cooker. Single bowl drainer sink unit.

BATHROOM 7'0" x 4'10" (2.14m x 1.49m)

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

LEAN TO 11'10" x 9'6" (3.61m x 2.91m)

Double glazed window to rear. Wood style laminated flooring.

STAIRS TO FIRST FLOOR

BEDROOM ONE 13'0" x 12'11" (3.98m x 3.95m)

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

BEDROOM TWO 11'11" x 11'3" (3.65m x 3.45m)

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

BEDROOM THREE 9'0" x 6'9" (2.75m x 2.08m)

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

SHOWER ROOM 8'4" x 8'3" (2.56m x 2.52m)

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

EXTERIOR 42' (12.80m)

The rear garden is circa 42' in depth.

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/>

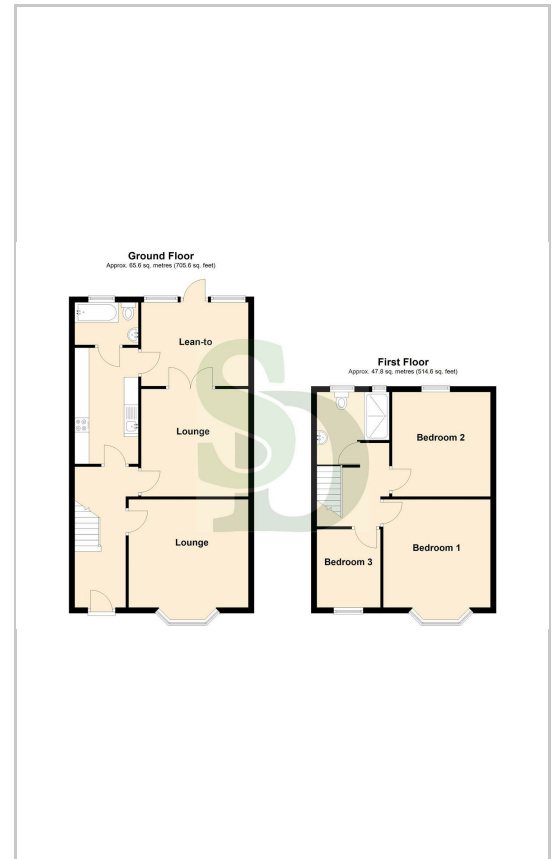
Redress

We hold independent redress with The Property Ombudsman

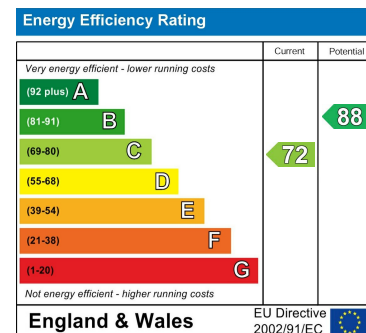
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

353 Green Lane, Seven Kings, Essex, IG3 9TH

Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>