Wakefield Gardens, Ilford, IG1

BUTLER & STAG

This lovely five bedroom semi-detached house in the heart of Redbridge is just a minute's walk from Redbridge Central Line Station, Ilford Station (Elizabethan Line) & Excellent Schools.

Freehold

- Semi Detached Family Home
- Spacious Lounge
- South Facing Garden
- Off Street Parking
- Five Bedrooms
- Kitchen/Dining Room
- Close To Redbridge Underground Central Line
- Huge Potential To Extend STPP

Spanning just over 1600 sq Ft the property offers a good amount of living space throughout with the ground floor comprising a spacious lounge a kitchen/dining room with doors leading onto the rear garden, and a separate WC. On the first floor, there are five bedrooms and a family bathroom.

Externally, to the rear is an south-facing garden expanding over 45ft. To the front, there's a fully block paved driveway which offers off-street parking, and a detached garage with access to a storage unit.

The property is situated within the Redbridge, Beal and Wanstead High school catchment area with easy access to Redbridge Underground Train Station.

Wakefield Gardens, IG1

Approx. Gross Internal Area 1376 Sq Ft - 127.83 Sq M
Approx. Gross Garage/Storage Area 269 Sq Ft - 24.99 Sq M
Approx. Gross Total Area 1645 Sq Ft - 152.82 Sq M

Ground Floor
Floor Area 738 Sq Ft - 68.56 Sq M

First Floor
Floor Area 638 Sq Ft - 59.27 Sq M

Certified Property Measurer

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.

lpaplus.com

Date: 10/11/2022

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

01992 667666

4 Forest Drive, Theydon Bois, Essex, CM16 7EY

theydon@butlerandstag.com

www.butlerandstag.uk