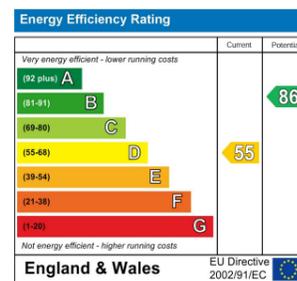
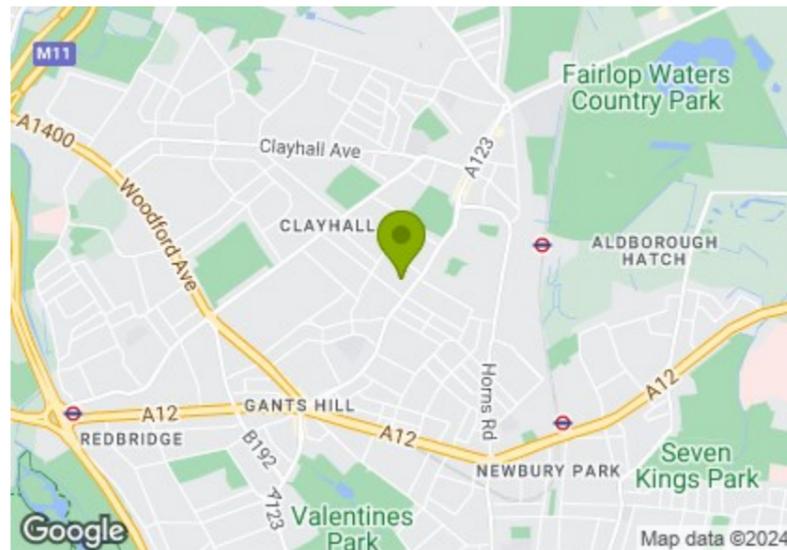


Total Area (Excluding Garden Room & Garage): 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## HAIGVILLE GARDENS, ILFORD

### Offers In Excess Of £500,000 Freehold 2 Bed House - Semi-Detached



#### Features:

- Two Bed Semi-Detached House
- Masses of potential
- Wide plot
- Driveway + Garage
- Pretty tree lined street
- South-West facing garden
- Chain free

A bright and spacious two bedroom semi detached, brimming with character, vintage features and development potential. You have superb fundamentals here; an extra wide plot, tree-lined street and plenty of natural green spaces nearby.

With a driveway, garage and substantial rear garden, plus plenty of scope for extending into the loft as some of your neighbours have done (subject to the usual permissions) this is a property to fire your imagination and meet your needs for years to come.

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IF YOU LIVED HERE...

You'll have a delightful opportunity to create your ideal home, with plenty of existing charm ensuring you won't be starting from scratch. Behind that lovely vintage frontage, the larger of your twin receptions is a dual aspect affair of around 200 square feet. Design & decor may need some updating, but there're plenty of features you'll want to keep, including an exposed brick hearth, while the bow window to the rear offers year round views of your large garden.

A French door provides direct garden access too. Out here you have a lovely patio sat beneath a timber pergola, looking out over a South West facing lawn of more than ninety feet, surrounded by screening greenery, thriving shrubberies and mature trees. Endlessly explorable and wonderfully secluded with clear skylines to the rear, this is a vast, eminently landscape-able expanse guaranteed to get green fingers twitching. Back inside now via the kitchen, nicely bright with ceramic, timber effect tiling underfoot and smart white cabinetry.

The ground floor's completed by your secondary reception, at 120

square feet with box bay window it's an ideal dining room or study in waiting. There's also that garage, ideal for extra parking alongside with your driveway, or as yet another development opportunity. It gives on to your garden room, another 100 square foot spot for enjoying your outside space whatever the weather. Upstairs both bedrooms are solid doubles, with your family bathroom sat between them.

WHAT ELSE?

- As noted, your driveway offers you plenty of off street parking even without touching the garage. Drivers can be speeding along the arterial North Circular in less than five minutes. Alternatively both Gants Hill and Barkingside tube are around ten to fifteen minutes away for the central line.
- The property is offered chain free, for that all important speedy and hassle free move.
- Amongst other superb qualifications, you have a wide range of excellent nearby schools nearby. There are fifteen within a mile on foot, four rated 'Outstanding' by Ofsted, with the remainder deemed 'Good'.



A WORD FROM THE OWNERS...

"The house is set in a quiet tree lined street, it has been a family home for over 60 years. It has always been a very friendly neighbourhood . The property has stained glass windows and some lovely features. It has a very large rear garden with mature trees and shrubs. The property is within walking distance to the local high street, supermarkets and tube station."

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**Reception**  
12'8" x 18'10"

**Garden room**  
9'2" x 11'6"

**Reception**  
10'7" x 11'11"

**Garage**  
9'2" x 17'0"

**WC**

**Bedroom**  
10'9" x 9'0"

**Kitchen**  
10'6" x 5'3"

**Bathroom**  
4'9" x 9'0"

**Garden**  
35'9" x 96'1"

**Bedroom**  
10'7" x 14'11"



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