



## Margaret Way, Ilford, IG4 5DD

### Offers in excess of £330,000

Sandra Davidson are pleased to present an opportunity to acquire this rare, immaculately presented, two bedroom ground floor maisonette situated on a very popular road in Redbridge. The property features two bedrooms, modern fitted kitchen, detached garage, long lease, own front and rear garden. The property is within the Beal school catchment area, is close walking distance to Redbridge Central Line station and can only be appreciated by an internal inspection. The property comprises:-

- Immaculately Presented
- Two Bedrooms
- Modern Fitted Kitchen
- Gas Central heating
- Double Glazed
- Detached Garage
- 999 Yr Lease
- Walking Distance to Central Line
- Own Rear Garden





## ENTRANCE

Double glazed door to entrance hall with wood flooring, radiator, fitted storage, doors to:-

## LOUNGE 4.57m x 3.35m (15'0" x 11'0")

Double glazed window to front with fitted pelmet, wood flooring, radiator, wall mounted lights (x4) door to:-

## FITTED KITCHEN 3.12m x 2.11m (10'3" x 6'11")

High gloss fitted wall and base units, work surface with tiled splashback, one bowl ceramic sink with drainer unit, integrated fridge/freezer, integrated washing machine and dishwasher, four ring gas hob with extractor hood above, integrated AEG Combi Steam Pro self cleaning oven, granite tiled flooring, double glazed window to front with fitted blinds, partly tiled walls, built in storage cupboard housing boiler.

## BEDROOM ONE 4.46m max into Cpbld x 3.35m (14'8" max into Cpbld x 11'0")

Double glazed window to rear with radiator under, wood flooring, fitted wardrobes with matching fitted dresser.

## BEDROOM TWO 3.55m x 2.28m (11'8" x 7'6")

Double glazed window to rear with fitted pelmet, fitted carpet, radiator, feature chandelier

## FAMILY BATHROOM 2.21m x 1.65m (7'3" x 5'5")

Suite comprising of; enclosed walk-in corner shower cubicle with power shower, corner wash hand basin inset to vanity unit, low level w.c, chrome plated heated towel rail, obscure window to flank, built-in airing cupboard, granite tiled flooring, partly tiled walls.

## EXTERIOR

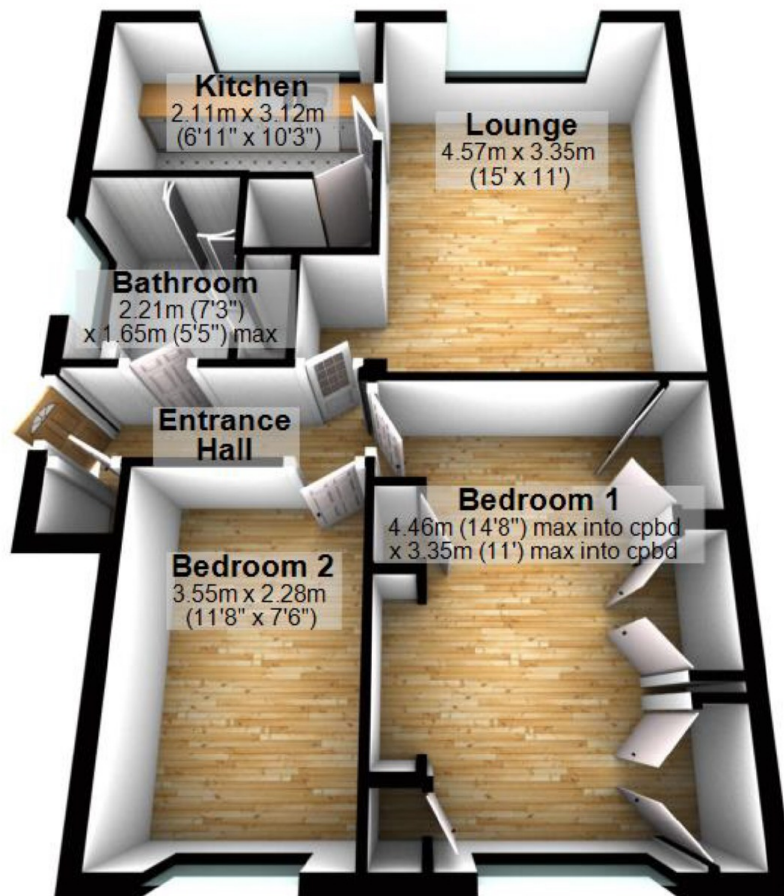
The rear garden is approximately 30', mainly stone tiled flooring. The front garden is approximately 30'







### Ground Floor



This plan is for illustration purposes only and may not be representative of the property Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
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