



Merrivale Avenue, Ilford, IG4 5PQ

Offers in excess of £505,000

Sandra Davidson are please to offer for sale this well presented semi detached bungalow situated on a quiet road and within redbride and beal school catchment areas and close proximity to redbride central line station. The property benefits from 2 bedrooms, 2 reception rooms, fitted kitchen, family bathroom, large rear garden, attached garage and off street parking. The property is available with no onward chain and con only be appreciated by internal inspection and comprises:-

- Two Bedrooms
- Two Reception Rooms
- Family Bathroom
- Fitted Kitchen
- Off Street Parking
- Good Size Garden
- Attached Garage
- Double Glazing
- Gas Central Heating





ENTRANCE

Via double UPVC doors to entrance hallway with laminate wooden flooring, two radiators, dado rail, storage cupboard, door to;

BEDROOM ONE 5.350 x 3.404 (17'7" x 11'2")

Double glazed bay window to front, fitted carpet, fitted wardrobe, dado rail, radiator.

BEDROOM TWO 5.353 x 3.393 (17'7" x 11'1")

Double glazed bay window to front, fitted wardrobes, fitted carpets, radiator.

LOUNGE 5.024 x 3.383 (16'6" x 11'1")

Double glazed sliding doors to rear, fitted carpet, feature gas fire place with marble surround, dado rail.

DINING ROOM 3.736 x 3.142 (12'3" x 10'4")

Double glazed window to rear, fitted carpet, built in storage cupboard.

KITCHEN 2.726 x 2.720 (8'11" x 8'11")

Fitted wall and base units, work surface, single bowl single drainer sink unit, plumbing for washing machine, plumbing for dishwasher, space for fridgefreezer, tiled flooring, fully tiled walls, cupboard housing combi boiler, double glazed window to rear, partly glazed UPVC door to rear.

BATHROOM

Suite comprising tiled bath with thermostatic shower, pedestal wash hand basin, tiled flooring, tiled walls, radiator, double glazed opaque window to flank.

SEPARATE WC

Low level wc with hidden cistern, fully tiled walls, tiled flooring, double glazed opaque window to flank.

ATTACHED GARAGE 4.826 x 2.226 (15'10" x 7'4")

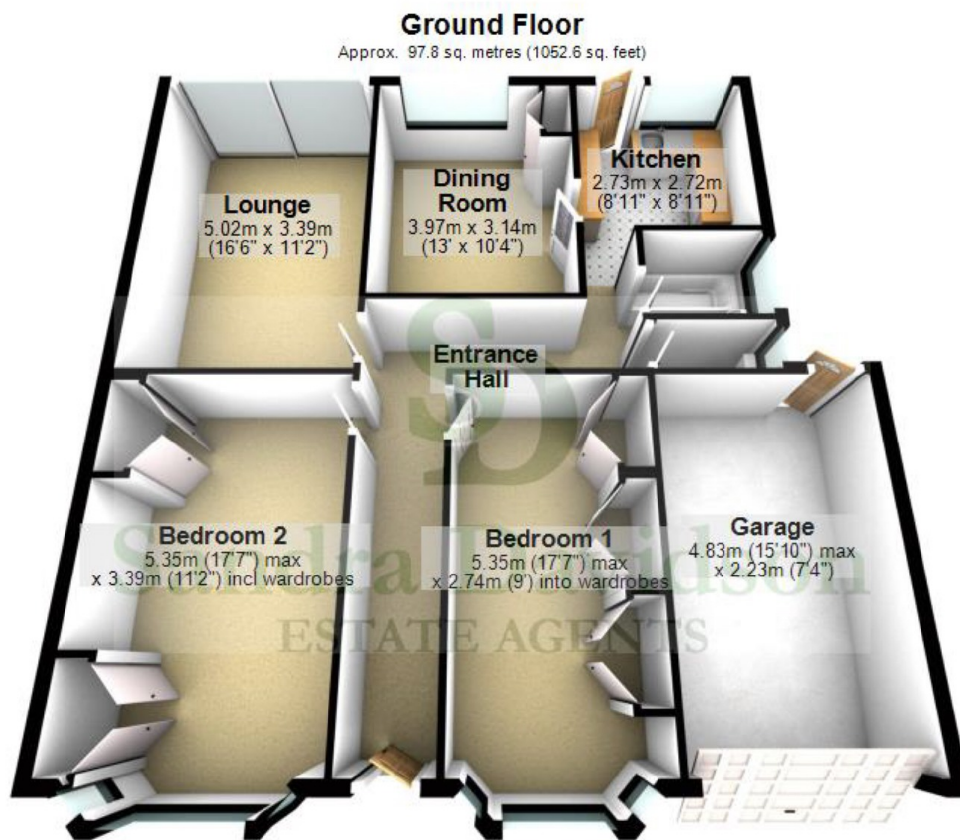
With up and over door to front, power and lighting, door to rear garden.

EXTERIOR

The rear garden is approximately 55' with paved patio area and remainder to lawn, timber storage shed.

To the front of the property there is off street parking and lawn areas.





Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

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
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