



## Toronto Road, Ilford, IG1 4RB

### Asking price £399,995

Sandra Davidson are pleased to present a wonderful opportunity to acquire this recently redecorated, family house situated in the ever popular Commonwealth Estate in Ilford, within walking distance to Ilford Mainline train station, local shops and amenities. The property has been redecorated to a high standard, is offered with no onward chain and can only be appreciated by an internal inspection. The property comprises:-

- Three Bedrooms
- Through Lounge
- Fitted Kitchen
- Bathroom/w.c
- Gas Central Heating
- Chain Free





## ENTRANCE

Via fully enclosed storm porch with double partly glazed doors, casement window to front, carpeted flooring, wall light, partly glazed wooden door into entrance hall with laminate wooden flooring, understair storage cupboard, radiator, light, thermostatic valve, alarm panel, carpeted stairs to first floor.

## THROUGH LOUNGE

Bay window to front with radiator under, further casement window to rear with radiator under, carpeted flooring, picture rail, wall mounted lights, feature lights, tv and telephone points, cupboard housing newly fitted Potterton boiler.

## KITCHEN

Fitted wall and base units, work surface, built-in electric oven and electric hob with extractor hood, one bowl single drainer sink unit with tiled splash back, laminate flooring, spotlights inset in ceiling, casement window and partly glazed door to rear

## CONSERVATORY

Wall mounted lights, vinyl flooring, power sockets, wooden framed patio doors to rear garden.

## GROUND FLOOR W.C

Low level w,c, wash hand basin, partly tiled walls, tiled flooring, radiator, casement window to rear

## LANDING

Carpeted, light, access to loft space

## BEDROOM ONE

Bay window to front with radiator under, fitted wardrobe, carpeted floor, tv and telephone point, picture rail, light.

## BEDROOM TWO

Casement window to rear with radiator under, carpeted floor, tv points, fitted wardrobe, light, picture rail

## BEDROOM THREE

Casement window to front with radiator under, fitted carpet, picture rail, light.

## FAMILY BATHROOM

White suite comprising panelled bath with shower attachment, pedestal wash hand basing with vanity unit under, low level w,c with soft closing lid, partially tiled walls, tiled flooring, spotlights inset in ceiling, radiator, heated towel rail, opaque window to rear.

## EXTERIOR

The rear garden is approximately 35' with paved path to lawn area, exterior tap, wall mounted exterior lights

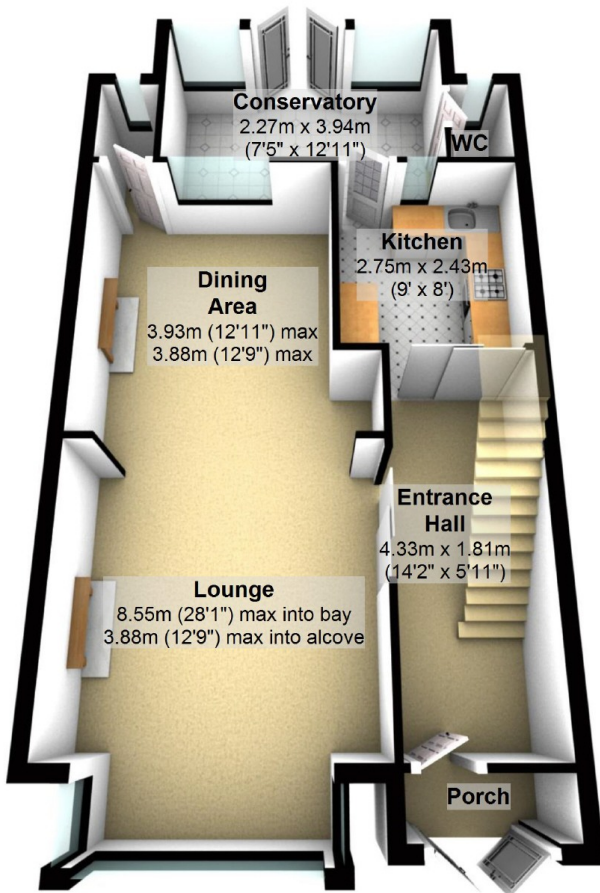
To the front of the property there is off street parking with a front garden..





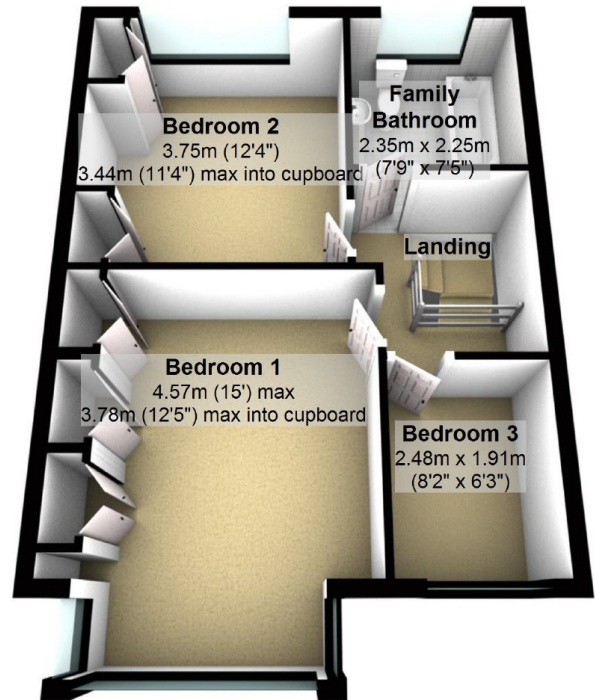
### Ground Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 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](http://www.sandradavidson.com)

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