



Falmouth Gardens, Ilford, IG4 5JL

Offers in excess of £500,000

Sandra Davidson is pleased to offer a rare opportunity to acquire an end of terrace corner property with development potential (STPP) offered chain free. The property features two receptions, three bedrooms and bathroom with separate WC on the first floor, front and rear gardens. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station and can only be fully appreciated by an internal inspection.

The property comprises:-

- **Three Bedrooms**
- **Two Reception Rooms**
- **Family Bathroom/Separate W.C**
- **Potential to Develop**
- **Solar Panels Installed**
- **Double Glazing**
- **Beal Catchment**
- **Chain Free**
- **Corner Plot**





ENTRANCE

Via partl glazed door into fully enclosed storm porch with stone tiled flooring, wooden framed glazed door into entrance hall with sidelight window, fitted carpet, radiator, picture rail, understair storage, stairs to first floor, door to:-

RECEPTION 4.60m max into bay x 4.18m max into alcove (15'1" max into bay x 13'9" max into alcove)

Double glazed bay window to front with radiator under, tiled fire surround with inset gas fire, picture rail, vinyl flooring, light

LOUNGE/DINER 4.19m x 3.67m max into alcove (13'9" x 12'0" max into alcove)

Double glazed door to rear leading into rear garden, double glazed side lights, tiled fire surround with inset solid fuel fireplace, picture rail, vinyl flooring, radiator.

KITCHEN 4.30m max x 2.42m (14'1" max x 7'11")

Floor mounted gas boiler, double glazed door to flank leading into side access, double glazed window to rear, double glazed window to flank, wall mounted air conditioning unit, partly tiled walls, radiator, one bowl sink with single drainer, fitted base units, work surface, free standing 4 ring gas hob with oven and grill.

FIRST FLOOR LANDING

Double glazed window to flank, fitted storage, doors to:-

BATHROOM 2.15m x 1.61m (7'1" x 5'3")

Suite comprising, bathtub, pedestal wash hand basin, fitted storage housing hot water tank, vinyl flooring, partly tiled walls, double glazed window to rear, wall mounted mirrored medicine cabinet.

SEPARATE WC

Double glazed window to rear, high level w.c with pull chain cistern

BEDROOM ONE 4.63m max into bay x 3.79m max into alcove (15'2" max into bay x 12'5" max into alcove)

Double glazed bay window to front with radiator under, vinyl flooring, picture rail, tiled fire surround,

BEDROOM TWO 4.19m x 3.61m max into alcove (13'9" x 11'10" max into alcove)

Double glazed window to rear with radiator under, vinyl flooring, picture rail, tiled fire surround,

BEDROOM THREE 2.59m x 2.30m (8'6" x 7'7")

Double glazed window to front, fitted carpet, radiator.

EXTERIOR

The rear garden measures approximately 65' with paved area and remainder lawn with mature trees and shrubs, personal side access to front garden, roller shutter with access to Merrivale Avenue.

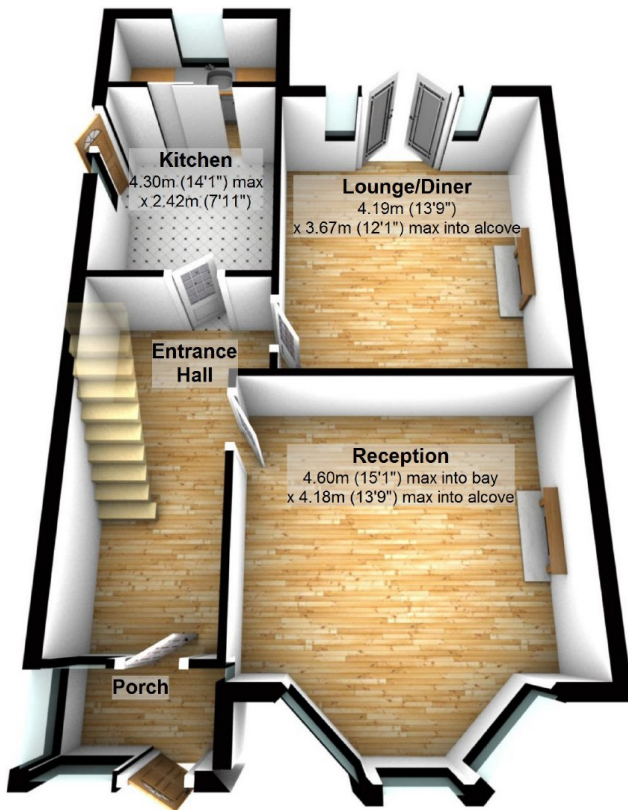
To the front of the property is a front garden. The property benefits from solar panels to the rear aspect of the house.





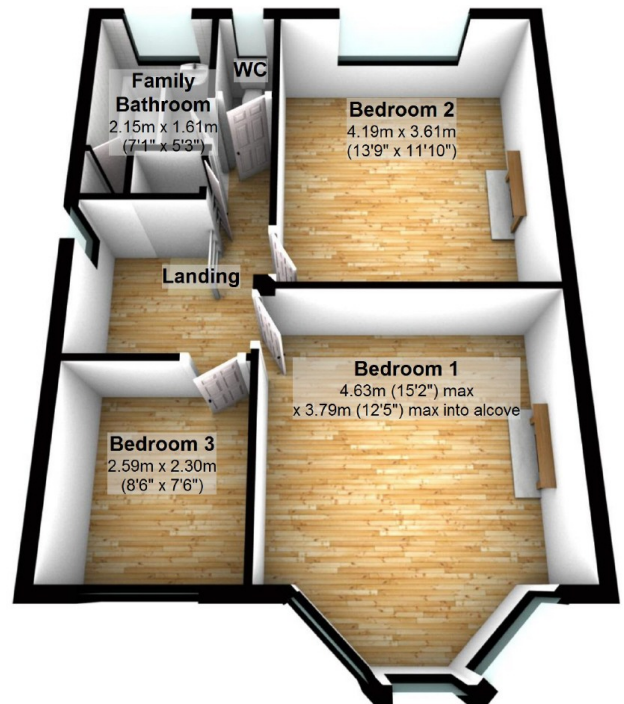
Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 103.2 sq. metres (1111.0 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
Plan produced using PlanUp.