



Lakeside Avenue, Ilford, IG4 5PJ

Asking price £475,000

Sandra Davidson are please to offer an opportunity to acquire this well maintained, good sized 3 bedroom semi detached bungalow situated on a quiet road in the Redbridge and Beal school catchment areas and within walking distance to Redbridge Central Line station. The property benefits from 3 good size bedrooms, lounge, kitchen/diner, off street parking, gas central heating, double glazing and an attached garage offering scope for extension subject to planning. The property can only be appreciated by internal inspection and comprises:-

- **Three Bedrooms**
- **Lounge**
- **Kitchen/Diner**
- **Attached Garage**
- **Off Street Parking**
- **Gas Central Heating**
- **Double Glazing**
- **Beal School Catchment**
- **Scope To Extend STTP**





ENTRANCE

Via partly glazed wooden door to fully enclosed storm porch with tiled flooring, partly glazed door to entrance hallway with fitted carpet, understair storage cupboard, radiator, carpeted stairs to first floor, coving, door to;

BEDROOM ONE 18'8 max x 1'2 into wardrobes (5.69m max x 0.36m into wardrobes)

Double glazed bay window to front, fitted wardrobes, fitted dressing table, fitted carpet, radiator, feature ceiling rose, coving.

LIVING ROOM 17'3 x 11'2 max (5.26m x 3.40m max)

Double glazed patio doors to rear, fitted carpet, electric fireplace with feature surround, wall lights, feature ceiling rose, coving

BEDROOM TWO/DINING ROOM 18'8 max x 11'6 (5.69m max x 3.51m)

Double glazed bay window to front, fitted carpet, radiator, feature ceiling rose, coving.

KITCHEN/DINER 15'10 max x 12'5 (4.83m max x 3.78m)

KITCHEN AREA:

Fitted wall and base units, work surface, one and a half bowl single drainer sink unit, plumbing for washing machine, plumbing for dishwasher, space for gas oven and hob with extractor hood over, partly tiled walls, ceiling rose, coving, double glazed casement window to rear, fully glazed door to flank.

DINING AREA:

Double glazed casement window to rear, fitted carpet, radiator, feature ceiling rose, coving.

FAMILY BATHROOM

Coloured suite comprising panelled bath with shower attachment and glass shower screen, hand wash basin inset in vanity unit, low level w.c, double glazed opaque casement window to flank, radiator, fully tiled walls, tiled flooring.

LANDING

Fitted carpet, door to eaves storage measuring approximately 30'10 x 12' (9.40m x 3.66m), door to w.c, further door to;

BEDROOM TWO/THREE 17'3 into wardrobes x 9'7 (5.26m into wardrobes x 2.92m)

Double glazed casement window to rear, fitted wardrobes, radiator, fitted carpet, feature ceiling rose, coving.

W.C

Low level w.c, extractor fan, fitted carpet.

ATTACHED GARAGE

With up and over door to front, power and lighting, wall mounted fitted shelves, single glazed casement window, , wall mounted boiler, housing gas and electric meters, door to rear garden.

EXTERIOR

The rear garden is approximately 50' with paved patio area remainder to lawn, mature flower and shrub borders, wooden door to attached garage.

To the front of the property there is off street parking.





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