



## Falmouth Gardens, Ilford, IG4 5JL

### Offers in excess of £500,000

Sandra Davidson are pleased to present a rare opportunity to acquire this well maintained, three bedroom semi detached family home situated on a popular road within the Redbridge and Beal school catchments and within walking distance to Redbridge central line station and local amenities. The property benefits from three bedrooms, through lounge, fitted kitchen and an attached garage offering scope for large extensions (SSTP) . The property comprises:-





## ENTRANCE

Via double glazed UPVC door with sidelight windows to fully enclosed storm porch with laminate wooden flooring, double wooden doors to entrance hallway with fitted carpet, understair storage cupboard, radiator, carpeted stairs to first floor, door to;

## THROUGH LOUNGE 9.40m max into bay x 3.48m max into alcove (30'10" max into bay x 11'5" max into alcove)

Double glazed UPVC bay window to front with radiator under, fitted carpet, feature electric fireplace with wooden surround, further radiator, coving, double glazed UPVC door to rear.



## KITCHEN 3.18m x 3.00m (10'5" x 9'10")

Fitted wall and base units, work surface, one and half bowl single drainer sink unit, integrated gas oven and grill, integrated gas hob with extractor hood over, partly tiled walls, tiled flooring, radiator, coving, partly glazed opaque UPVC door to flank, double glazed UPVC casement window to rear.



## LANDING

Single glazed stained glass casement window to flank, fitted carpet, access to loft space, built in storage cupboard housing boiler and water tank, fitted wall lights, door to;

## BEDROOM ONE 4.95m x 3.37m max into cupd (16'3" x 11'1" max into cupd)

Double glazed UPVC casement window to front with radiator under, fitted carpet, fitted wardrobes, wall mounted lights, coving.

## BEDROOM TWO 4.41m x 3.48m max into cpbd (14'6" x 11'5" max into cpbd)

Double glazed UPVC casement window to rear, laminate wooden flooring, fitted wardrobes, radiator.



## BEDROOM THREE 3.25m x 2.13m (10'8" x 7'0")

Double glazed UPVC casement window to front with radiator under, fitted carpet.

## FAMILY BATHROOM 2.42m max x 2.12m max (7'11" max x 6'11" max)

White suite comprising panelled bath with shower attachment and glass shower screen, hand wash basin inset in vanity unit, radiator, towel rail, wall mounted glass shelf, fully tiled walls, vinyl flooring, opaque double glazed UPVC casement window to rear.

## SEPARATE W.C

Low level w.c, fully tiled walls, vinyl flooring, radiator, double glazed opaque UPVC casement window to rear.

## ATTACHED GARAGE 5.94m x 2.54 (19'6" x 8'4")

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

## EXTERIOR

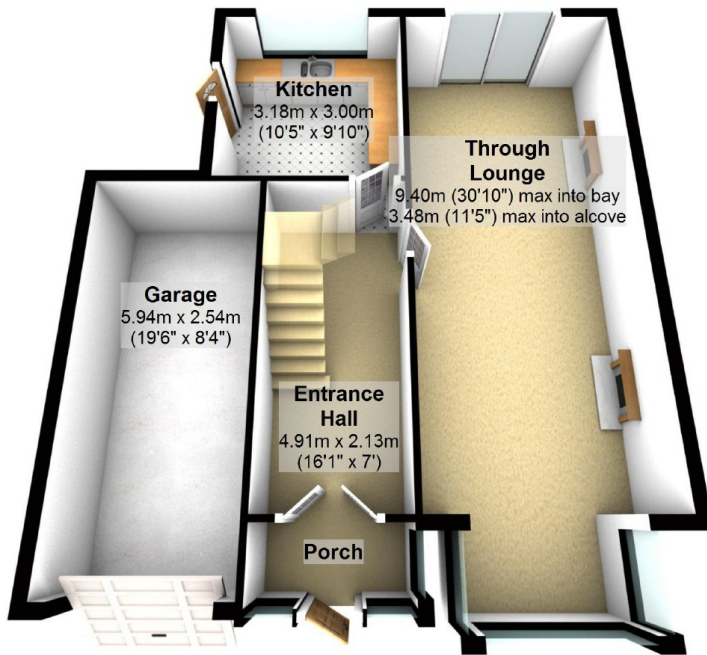
The rear garden is approximately 70' with paved patio area remainder to lawn with mature shrub borders, timber storage shed, personal side access gate, door to attached garage.

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



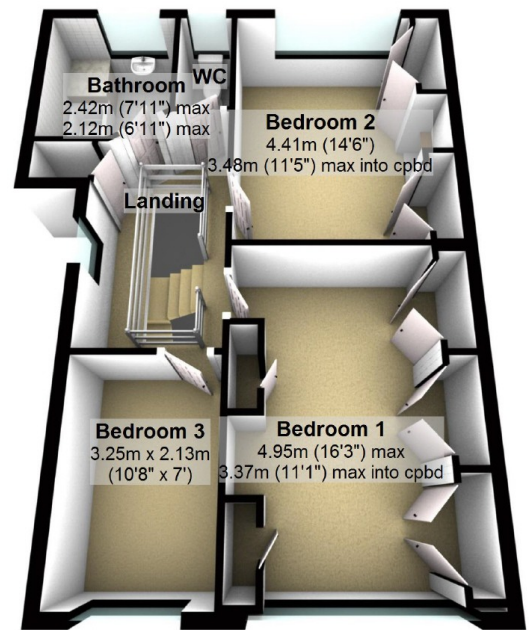
### Ground Floor

Approx. 70.8 sq. metres (761.8 sq. feet)



### First Floor

Approx. 55.9 sq. metres (601.5 sq. feet)



Total area: approx. 126.7 sq. metres (1363.3 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)  
Plan produced using The Mobile Agent.