



Exeter Gardens, Ilford, IG1 3LB

Offers in excess of £500,000

Sandra Davidson are pleased to present a fantastic opportunity to acquire an halls adjoining, three bedroom, semi detached property in the ever popular 'Cathedral Estate'. This family home features three bedrooms, two reception rooms, extended fitted kitchen, attached garage, off street parking and further scope to extend (STPC). The property is within walking distance to local amenities and close to Redbridge central line station. The property can only be appreciated by an internal inspection and comprises:-

- Three Bedrooms
- Two Reception Rooms
- Extended Fitted Kitchen
- Attached Garage
- Halls Adjoining
- Cathedral Estate
- Detached Annexe
- Off Street Parking
- Scope to Extend STPC





ENTRANCE

Fully enclosed storm porch leading to partly glazed wooden door to entrance hall with fitted carpet, radiator, dado and picture rails, coving, understairs storage cupboard, alarm panel, carpeted stairs to first floor.

SITTING ROOM

Double glazed bay window to front with fitted blinds and radiator under, fitted carpet, ornate coving and ceiling rose, t.v aerial.

LOUNGE

Double glazed French doors to rear, fitted carpet, ornate coving and ceiling rose.

FITTED KITCHEN

Fitted wall and base units, work surface, one and a half bowl ceramic sink unit with mixer tap, spotlights inset in ceiling, tiled splash back and partly tiled walls, tiled flooring, integrated gas hob and double oven with extractor hood above, integrated dishwasher, plumbing for washing machine, double glazed window to rear, partly glazed door and further window to flank, radiator.

LEAN-TO

Doors to garage and rear garden.

SPLIT-LEVEL LANDING

Fitted carpet, windows to flank, fitted carpet, dado and picture rails, loft access.

BEDROOM ONE

Double glazed bay window to front with radiator under, fitted carpet, fitted wardrobes with matching headboard and bedside cabinets, coving.

BEDROOM TWO

Double glazed window to rear with radiator under, fitted wardrobes and desk unit with shelving, fitted carpet, picture rail.

BEDROOM THREE

Double glazed window to front with bi-folding shutters and radiator under, fitted carpet, coving, fitted wardrobes, storage units and shelving.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, fully enclosed shower cubicle with sliding doors, pedestal wash hand basin, heated towel rail, opaque double glazed window to rear, spotlights inset in ceiling, extractor fan, fully tiled walls and flooring, further radiator, space for storage.

SEPARATE W.C

Low level w.c, fully tiled walls and flooring, wash hand basin, opaque window to flank.

ATTACHED GARAGE

Side opening wooden doors, power and lighting, wall mounted boiler, currently housing fridge, freezer and tumble dryer, storage and shelving.

EXTERIOR

The rear garden is approximately 70' with paved patio remainder lawn, outside tap for hose, security lighting, timber storage shed.

DETACHED OUT-BUILDING

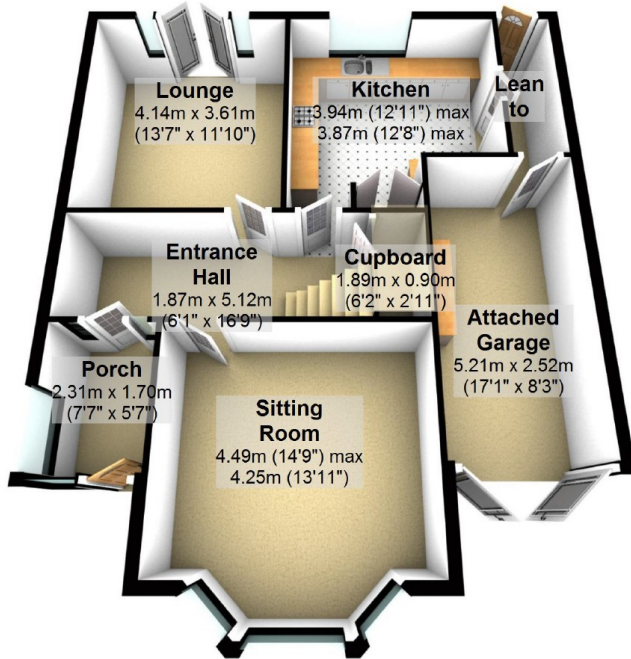
Double glazed windows and doors to front, power and lighting, laminate wood flooring, fitted cupboards, spotlights inset in ceiling, fitted wall lights.





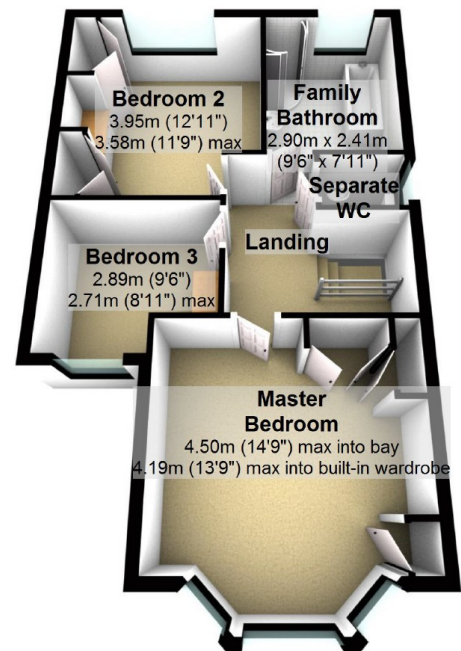
Ground Floor

Approx. 81.2 sq. metres (874.5 sq. feet)



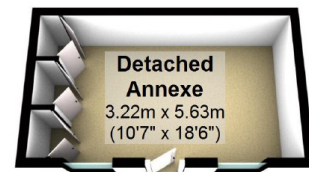
First Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



Ground Floor

Approx. 18.1 sq. metres (195.0 sq. feet)



Total area: approx. 155.6 sq. metres (1674.4 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.