



Canterbury Avenue, Ilford, IG1 3NA

Offers in excess of £550,000

Sandra Davidson are pleased to present a fantastic opportunity to acquire a halls adjoining, three bedroom, semi detached property on the ever popular 'Cathedral Estate'. This family home features three bedrooms, two reception rooms, 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 is offered CHAIN FREE and can only be appreciated by an internal inspection and comprises:-

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





ENTRANCE

Fully enclosed storm porch leading to partly glazed wooden door to entrance hall with wood flooring, radiator, period feature dado and picture rails, period coving, door to WC, carpeted stairs to first floor. Doors to:-

RECEPTION 4.45m max into bay x 4.39m max into alcove (14'7" max into bay x 14'5" max into alcove)

Double glazed bay window to front with radiator under, fitted carpet, period style ornate coving, skirting board, wall lights, wall mounted electric storage heater.

LOUNGE 3.92m x 3.64m max into alcove (12'10" x 11'11" max into alcove)

Double glazed French with sidelights doors to rear, wood flooring, period style ornate coving, radiator, skirting board.

GROUND FLOOR WC

Low level WC, fitted carpet, light

KITCHEN 3.94m x 2.58m (12'11" x 8'6")

Fitted wall and base units, work surface with tiled splash-back, one and a half bowl sink with drainer unit, integral four ring hob with extractor hood over, space and services for washing machine, integrated oven grill, vinyl flooring, spotlights inset to ceiling, double glazed window to flank, double glazed door to rear leading into rear garden ,

FIRST FLOOR LANDING

Fitted carpet, double glazed window to flank, light

BEDROOM ONE 4.59m max into bay x 4.39m max into Cpbd (15'1" max into bay x 14'5" max into Cpbd)

Double glazed bay window to front with radiator under, fitted carpet, fitted cupboards, light.

BEDROOM TWO 3.83m x 2.90m max into Cpbd (12'7" x 9'6" max into Cpbd)

Double glazed window to rear with radiator under, fitted carpet, fitted cupboards, wall light, light.

BEDROOM THREE 2.59m max x 1.83m max (8'6" max x 6'0" max)

Double glazed window to front with radiator under, fitted carpet, fitted cupboards, wall light,

FAMILY BATHROOM 2.90m max x 2.39m max (9'6" max x 7'10" max)

Panelled bathtub, enclosed shower cubicle, pedestal hand wash basin, fitted cupboard housing boiler, vinyl flooring, double glazed opaque window to rear, tiled walls, radiator.

SEPARATE WC

Double glazed window flank, low level WC, radiator

EXTERIOR

The rear garden is approximately 55' with paved patio and steps down to remainder lawn, outside tap for hose, storage shed.

To the front there is a front garden and own driveway to garage.

ATTACHED GARAGE 5.13m x 2.56m (16'10" x 8'5")

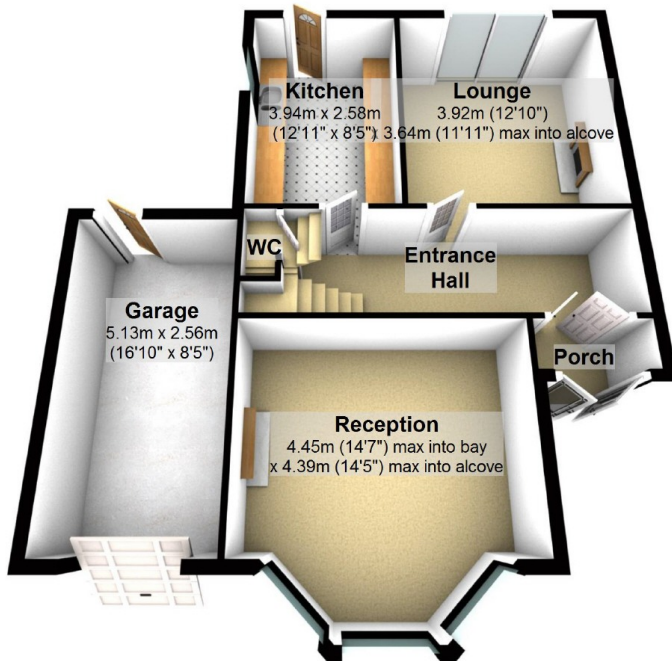
With up and over door to front.





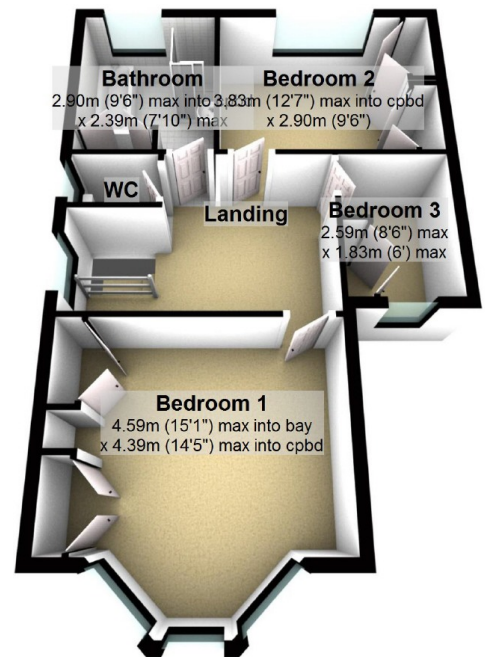
Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



Total area: approx. 120.7 sq. metres (1299.0 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.