



Netley Road, Ilford, IG2 7NT

Offers in excess of £450,000

Sandra Davidson are pleased to present a wonderful opportunity to acquire this recently refurbished, extended family home situated on a sought after road within walking distance to Newbury Park Central line station, local shops and amenities. The property features a through lounge, extended kitchen diner, ground floor shower room, three bedrooms, family bathroom, rear garden, detached garage via shared driveway and off street parking to the front. The property can only be appreciated by an internal inspection and comprises:-

- Three Bedrooms
- Through Lounge
- Fitted Kitchen/Diner
- Family Bathroom
- Ground Floor Shower Room
- Double Glazed Windows
- Off Street Parking
- Very Well Presented
- Detached Garage





ENTRANCE

Fully enclosed storm porch leading to partly glazed door to entrance hall with fitted carpet, radiator, understairs storage and meter cupboard, carpeted stairs to first floor.

THROUGH LOUNGE 8.1m max into bay x 3.4m max (26'7" max into bay x 11'2" max)

Double glazed bay window to front with radiator under, fitted carpet, ceiling rose with inset light, further radiator to flank, double glazed french doors to rear leading into;

KITCHEN DINER 4.7m x 2.6m (15'5" x 8'6")

Fitted wall and base units, work surface with tiled splash back, one bowl sink with drainer, four ring gas hob with extractor hood above, space and plumbing for washing machine, wall mounted boiler, stone tile flooring, double glazed window to rear and flank, double glazed doors to rear leading into garden.

GROUND FLOOR SHOWER ROOM 1.91m x 0.99m (6'3" x 3'3")

Enclosed walk-in shower cubicle, pedestal hand wash basin, low level WC, vinyl flooring, tiled walls, extractor fan, light.

FIRST FLOOR LANDING

Double glazed window to flank, fitted carpet, access to loft space, doors to;

BEDROOM ONE 3.8m x 3.7m (12'6" x 12'2")

Double glazed window to front, fitted carpet, fan light, radiator

BEDROOM TWO 3.4m x 3.1m (11'2" x 10'2")

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

BEDROOM THREE 1.8m x 2.6m (5'11" x 8'6")

Double glazed window to front, radiator, fitted carpet, light

FAMILY BATHROOM

Suite comprising, panelled bath tub, pedestal hand wash basin, low level WC, tiled walls, vinyl floor, radiator, opaque double glazed window to rear.

EXTERIOR 12.5m (41'0")

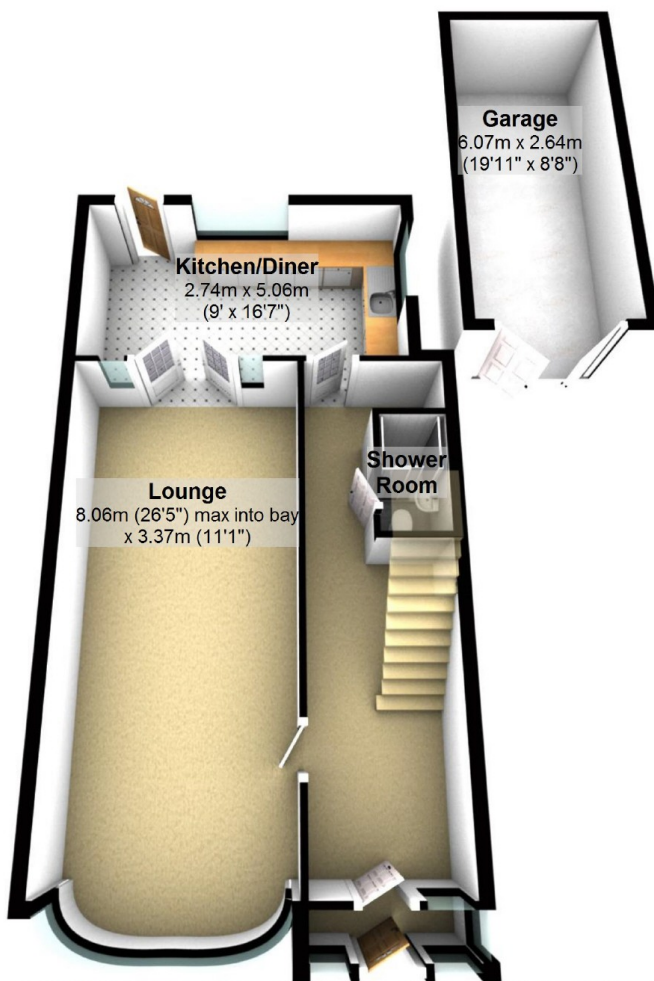
The rear garden measures approximately 40' with steps down to laid lawn, access to detached garage

DETACHED GARAGE

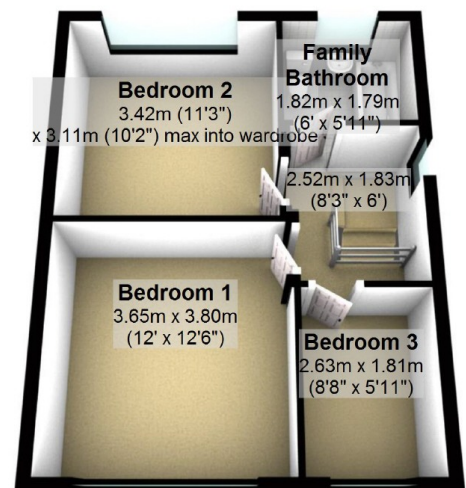




Ground Floor



First Floor



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
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