



## Castle Drive, Ilford, IG4 5AE

### Offers in excess of £425,000

Sandra Davidson are pleased to present a wonderful opportunity to acquire this family house, situated on a popular road off "The Drive", within close proximity to Redbridge Central Line stations, local shops, Cranbrook Primary School and amenities. The property features two reception rooms, three bedrooms, family bathroom, south facing un-overlooked rear garden and a detached garage. The property can only be appreciated by an internal inspection and comprises:-

- **Three Bedrooms**
- **Two Reception Rooms**
- **Family Bathroom**
- **Detached Garage**
- **Gas Central Heating**
- **South Facing Rear Garden**
- **Chain Free**
- **Off The Drive**
- **Potential to extend STPP**





## ENTRANCE

Fully enclosed storm porch leading to partly glazed door to entrance hall with fitted carpet, radiator, understairs storage cupboard housing meters, carpeted stairs to first floor, door to:-

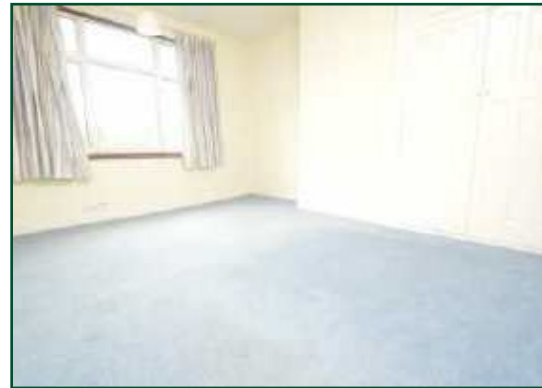
## RECEPTION ONE 4.80m max into bay x 4.28m max into alcove (15'9" max into bay x 14'1" max into alcove)

Original period single glazed wooden frame bay window to front with stained glass window above and radiator under, fitted carpet, picture rail, coving.



## RECEPTION TWO 3.92m x 3.52m max into alcove (12'10" x 11'7" max into alcove)

Double glazed windows to rear, double glazed door to rear leading into rear garden, fitted carpet, radiator



## KITCHEN 2.76m x 2.71m (9'1" x 8'11")

Fitted wall and base units, work surface, one and a half bowl single drainer sink unit, tiled splashback, wall mounted boiler, plumbing for washin machine, vinyl flooring, glazed wooden door leading into garden

## FIRST FLOOR LANDING

Fitted carpet, access to loft space, store cupboard housing water tank, doors to:-.

## BEDROOM ONE 4.70m max into bay x 3.80m max into alcove (15'5" max into bay x 12'6" max into alcove)

Original period single glazed wooden frame bay window to front with stained glass window above and radiator under, fitted carpet, fitted cupboard



## BEDROOM TWO 3.92m x 3.52m max into alcove (12'10" x 11'7" max into alcove)

Single glazed wooden frame window to rear, radiator, fitted carpet, fitted cupboard.

## BEDROOM THREE 2.58m x 2.44 (8'6" x 8'0")

Single glazed wooden framed window to front, fitted carpet, radiator.

## FAMILY BATHROOM 2.71m x 2.28m (8'11" x 7'6")

Suite comprising panelled bath, w.c, pedestal wash hand basin, partly tiled walls, vinyl flooring, opaque double glazed window to rear, wall mounted mirrored vanity unit, shaver socket, radiator.

## EXTERIOR

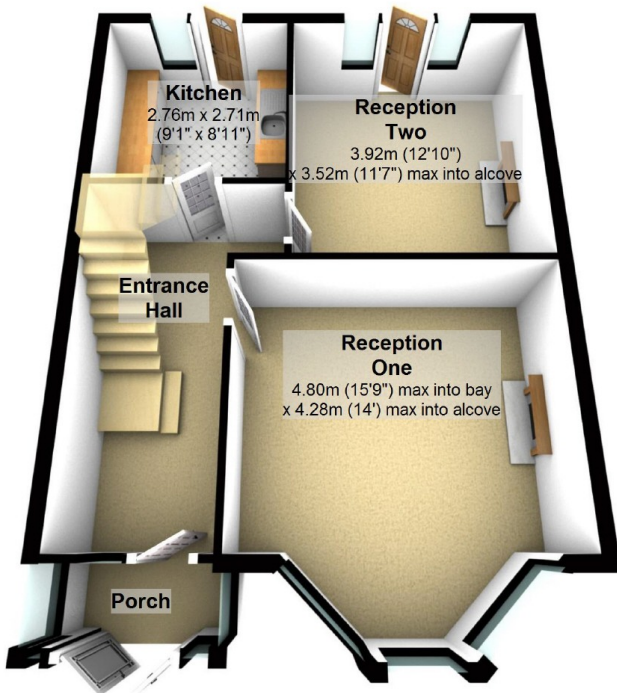
The un-overlooked, south facing rear garden is approximately 65' with paved patio area remainder lawn with mature tree and shrub borders.

To the rear of the garden there is a detached garage with power, lighting and an up and over door, reached via rear access road.



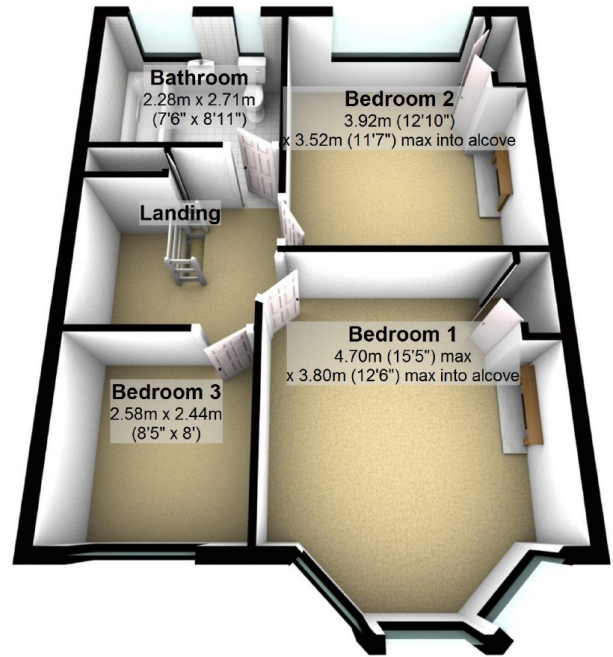
### Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



### First Floor

Approx. 50.8 sq. metres (546.9 sq. feet)



Total area: approx. 103.9 sq. metres (1118.3 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 PlanUp.