



Babbacombe Gardens, Ilford, IG4 5LZ

Offers in excess of £425,000

Sandra Davidson are pleased to present an opportunity to acquire this well presented, extended, spacious, three bedroom double fronted family home situated within the Redbridge and Beal Schools catchment area, and walking distance 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**
- **Detached Garage**
- **Chain Free**
- **Double Glazing**
- **Fitted Kitchen**
- **Off Street Parking**
- **Potential to Extend SSTP**
- **Ground Floor W.C**





ENTRANCE

Via double glazed sliding door, with sidelight window, light, fitted carpet, leading to partly glazed door to entrance hall, radiator, fitted carpet, carpeted stairs to first floor, door to:-

THROUGH LOUNGE 8.50m max x 3.35m max into alcove (27'11" max x 11'0" max into alcove)

Double glazed window to front with radiator under, wall mounted lights, gas fire, wall mounted lights, fitted carpet, glazed door leading to kitchen/diner, double glazed french doors to rear with sidelights leading to garden.

SITTING ROOM 4.32m max x 3.17m max (14'2" max x 10'5" max)

Double glazed window to front with radiator under, fitted carpet, glazed door to kitchen/diner.

KITCHEN/DINER 4.93m max x 4.61m max (16'2" max x 15'1" max)

Fitted wall and base units, work surface, single bowl single drainer stainless steel sink unit, freestanding gas oven and hob, wall mounted boiler, plumbing for washing machine, space for fridge, partly tiled walls, vinyl flooring, radiator, lights, double glazed window to rear, door to;

GROUND FLOOR WC 2.44m x 0.78m (8'0" x 2'7")

Tiled walls, vinyl floor, hand wash basin inset to vanity unit, shaver socket, w.c, double glazed window to rear.

FIRST FLOOR LANDING

Fitted carpet, light, double glazed window to rear, access to loft space, doors to :-

BEDROOM ONE 4.33m max into Cpbd x 3.35m max (14'2" max into Cpbd x 11'0" max)

Double glazed window to front with radiator under, fitted cupboards, wall mounted lights, storage cupboard housing water tank, fitted carpet.

BEDROOM TWO 4.32m max x 3.17m max (14'2" max x 10'5" max)

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

BEDROOM THREE 2.52m x 1.95m (8'3" x 6'5")

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

FAMILY BATHROOM 2.20m x 1.95m (7'3" x 6'5")

Pedestal hand wash basin, panelled bathtub with shower attachment and shower curtain, fitted carpet, tiled walls, wall mounted mirrored medicine cabinet, light, opaque double glazed window to rear, radiator, shaver socket.

SEPARATE WC 1.066m x 0.755 (3'6" x 2'6")

Double glazed opaque window to rear, high level w.c with pull chain cistern, vinyl flooring.

EXTERIOR

The un-overlooked 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 reached via rear access road.

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

DETACHED DOUBLE GARAGE 6.28m x 4.90m (20'7" x 16'1")

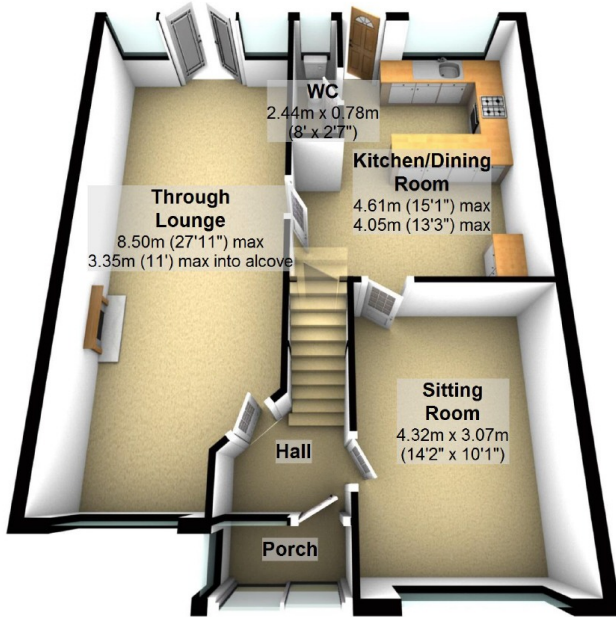
With up and over door, power and light, door to garden, windows to flank and rear wall.





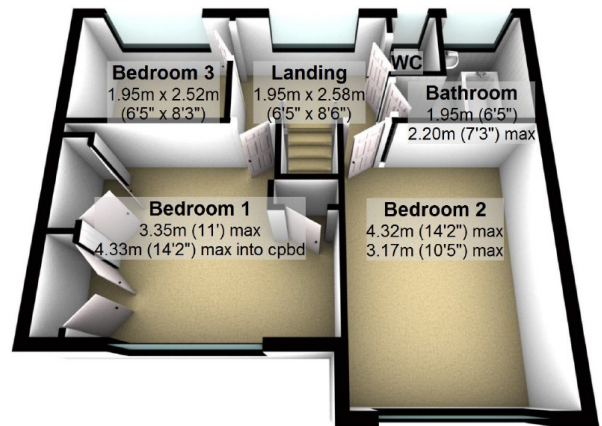
Ground Floor

Approx. 68.7 sq. metres (739.9 sq. feet)



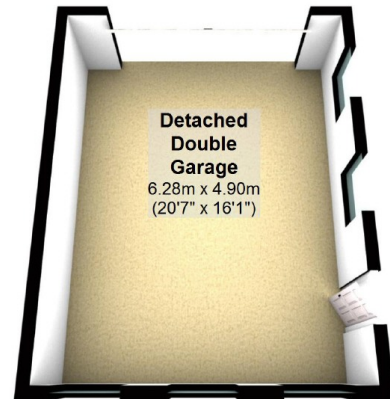
First Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Detached Garage

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 143.2 sq. metres (1541.4 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 The Mobile Agent.