



Yoxley Drive, Ilford, IG2 6PU

Offers in excess of £450,000

Sandra Davidson are pleased to present a wonderful opportunity to acquire this extended, family home situated in Gants Hill within walking distance to Gants Hill or Newbury Park Central line stations, local shops and amenities. The property features a through lounge, fitted kitchen, modern finishes, three bedrooms, family bathroom, rear garden and off street parking. The property can only be appreciated by an internal inspection and comprises:-

- **Three Bedrooms**
- **Through Lounge**
- **Fitted Kitchen**
- **Family Bathroom/w.c**
- **50' Rear Garden**
- **Double Glazed Windows**
- **Off Street Parking**
- **Very Well Presented**
- **Modern Finishes**





ENTRANCE

Via fully enclosed storm porch, partly glazed door to entrance hall with radiator, wood flooring, understairs meter cupboard, alarm panel, carpeted stairs to first floor, opening to kitchen, doors to:-

THROUGH LOUNGE 10.45m max into bay x 3.57m max into alcove (34'3" max into bay x 11'9" max into alcove)

Double glazed bay window to front with radiator under, feature wall mounted lights, feature light, fitted carpet, double glazed patio doors to rear.

KITCHEN 2.73m max x 2.06m (8'11" max x 6'9")

Fitted wall and base units, work surface, one bowl sink with drainer unit, four ring electric hob with extractor hood over, wood flooring, space and plumbing for washing machine, spotlights inset to ceiling, partly double glazed door to rear, double glazed window to rear.

FIRST FLOOR LANDING

Fitted carpet, light, access to loft space, doors to:-

BEDROOM ONE 3.92m max into bay x 3.36m max into Cpb (12'10" max into bay x 11'0" max into Cpb)

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

BEDROOM TWO 3.65m x 3.48m max into Cpb (12'0" x 11'5" max into Cpb)

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

BEDROOM THREE 2.62m max x 2.00m (8'7" max x 6'7")

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

FAMILY BATHROOM 1.88m x 1.88m (6'2" x 6'2")

Suite comprising; corner bathtub, low level wc, handwash basin inset to vanity unit, chrome plated heated towel rail, extractor fan, tiled walls, vinyl flooring, light.

EXTERIOR

The rear garden measures approximately 50' with paved area and steps down to further paved area with shrub border. Timber built storage shed, external light, outdoor tap for hose.

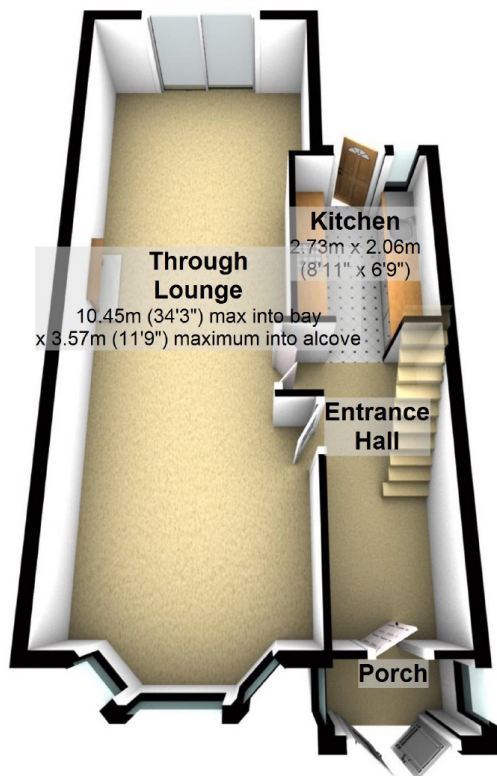
To the front of the property is off street parking for multiple cars.





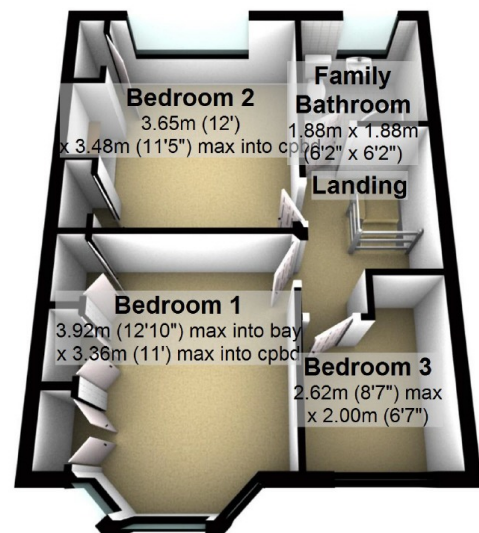
Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 89.0 sq. metres (958.2 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.