



Beehive Lane, Ilford, IG1 3RN

Asking price £550,000

Sandra Davidson are pleased to present a wonderful opportunity to acquire this well maintained, family home situated on a highly sought after road in Gants Hill within walking distance to Gants Hill and Redbridge Central line stations, local shops and amenities. The property features a through lounge, fitted kitchen, three bedrooms, family bathroom, separate WC, large rear garden 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
- Bathroom
- Separate WC
- Double Glazed
- Large Rear Garden
- Chain Free
- Scope to Extend STP





ENTRANCE

Fully enclosed storm porch with tiled flooring and lighting leading to wooden door to entrance hall with tiled flooring, radiator, carpeted stairs leading to first floor, understairs storage and meter cupboard, door to:-

KITCHEN 3.64m x 2.40m (11'11" x 7'10")

Fitted wall and base units, work surface with tiled up stand, single bowl single drainer sink unit, integrated gas oven and hob with extractor hood above, plumbing for washing machine and dishwasher, breakfast bar area, double glazed window and partly glazed door to rear.

THROUGH LOUNGE 8.67m x 4.00m (28'5" x 13'1")

Bay window to front, fitted carpet, feature wall lights, sliding patio doors to rear, three radiators.

FIRST FLOOR LANDING

Fitted carpet, access to loft space.

BEDROOM ONE 5.45m x 3.50m (17'11" x 11'6")

Double glazed bay window to front with radiator under, fitted wardrobes with matching fitted dressing table unit, fitted carpet.

BEDROOM TWO 3.90m x 3.50m (12'10" x 11'6")

Double glazed window to rear with radiator under, fitted carpet, built-in wardrobes, wall mounted wash hand basin with tiled splash-back.

BEDROOM THREE 2.80m x 2.44m (9'2" x 8'0")

Double glazed window to rear with fitted blind and radiator under, fitted carpet.

BATHROOM

White suite comprising panelled bath with shower over and fitted screen, wash hand basin inset in vanity unit, double glazed opaque window to rear, heated towel rail, fully tiled walls, tiled flooring, built-in airing cupboard housing water tank, wall mounted mirrored medicine cabinet.

SEPARATE WC

Low level w.c, double glazed opaque window to rear, partly tiled walls, tiled flooring.

EXTERIOR

The rear garden is approximately 20m with paved patio area remainder lawn, raised flower borders, three timber storage sheds.

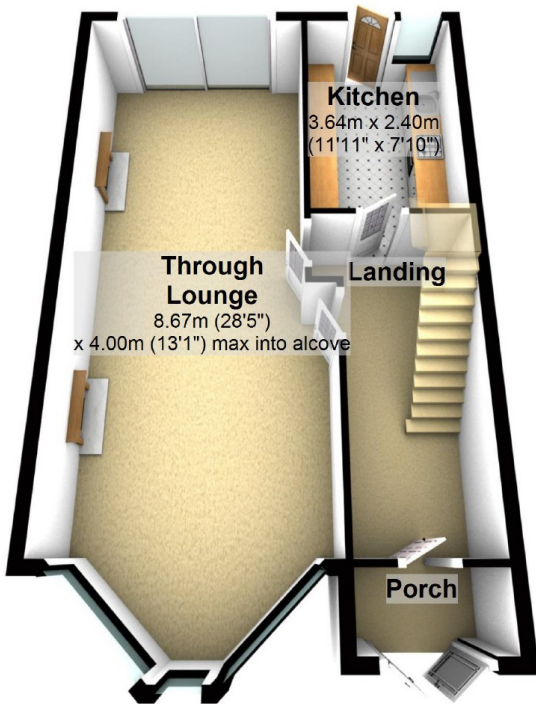
To the front of the property there is off street parking for two cars.





Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



First Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



Total area: approx. 102.4 sq. metres (1102.1 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.