



Fairholme Road, Ilford, IG1 3QR

Offers in excess of £525,000

Sandra Davidson are pleased to present a wonderful opportunity to acquire this Maintained, family home situated on a highly sought after road in Ilford within walking distance to Gants Hill Central line station, local shops and amenities. The property features two receptions, fitted kitchen, three bedrooms, family bathroom, separate WC, large rear garden and off street parking to the front. The property is offered CHAIN FREE, can only be appreciated by an internal inspection and comprises:-

- **Three Bedrooms**
- **Two Reception rooms**
- **Bathroom/separate w.c**
- **Kitchen**
- **Large Rear Garden**
- **Chain Free**





ENTRANCE

Partly glazed door to entrance hall with side lights, dado rail, fitted carpet, storage heater, understairs storage and meters cupboard, carpeted stairs to first floor landing.

RECEPTION ONE 4.51m max into bay x 4.37m max into alcove (14'10" max into bay x 14'4" max into alcove)

Double glazed bay window to front, picture rail, coving, fitted shelving, stone fire surround with inset gas fire.

RECEPTION TWO 3.79m x 3.33m max into alcove (12'5" x 10'11" max into alcove)

Double glazed door and windows to rear, fitted carpet, wooden fire surround with inset gas fire, picture rail, coving, fitted shelving.

KITCHEN 2.95m x 2.74m (9'8" x 9'0")

Fitted wall and base units, work surface with tiled splash-back, single bowl single drainer sink unit, gas cooker point, vinyl flooring, double glazed window to rear, wall mounted boiler, partly glazed door leading to rear garden.

FIRST FLOOR LANDING

Fitted carpet.

BEDROOM ONE 4.52m max into bay x 3.88m max into Cpbd (14'10" max into bay x 12'9" max into Cpbd)

Double glazed bay window to front, picture rail, coving, fitted cupboard to alcove, fitted carpet, wooden fire surround,

BEDROOM TWO 3.9m max into Cpbd x 3.81m (12'10" max into Cpbd x 12'6")

Double glazed window to rear, fitted wardrobes to alcoves, fitted carpet, wall light, picture rail, coving, fitted carpet.

BEDROOM THREE 2.45m x 2.43m (8'0" x 8'0")

Double glazed window to front, picture rail, coving, fitted carpet.

BATHROOM 2.79m x 1.5m (9'2" x 4'11")

White suite comprising fully enclosed walk-in shower cubicle, heated towel rail, mirrored medicine cabinet, access to loft space, pedestal wash hand basin, partly tiled walls, fitted carpet, opaque window to rear.

SEPARATE WC

Low level w.c, double glazed opaque window to rear, vinyl flooring.

EXTERIOR 20m (65'7")

The rear garden is approximately 65' in length has paved area to front with steps down to remainder lawn, outside tap for hose, borders with mature shrubs and trees, two timber storage sheds.

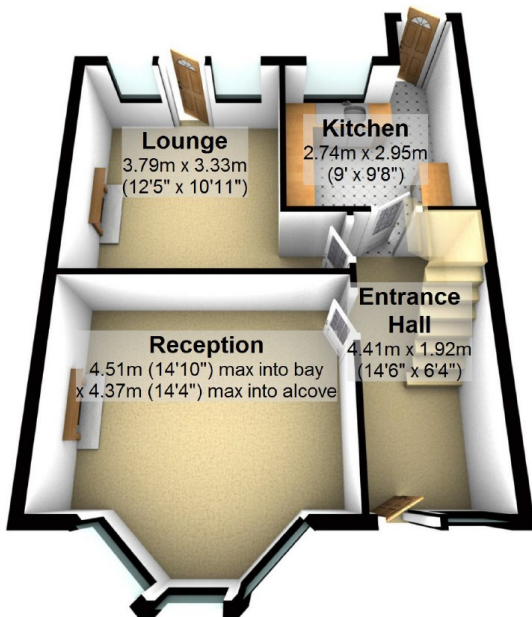
To the front of the property there is off street parking.





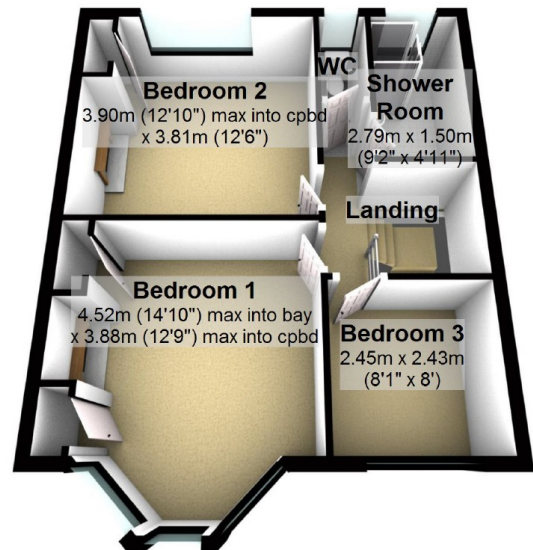
Ground Floor

Approx. 47.8 sq. metres (514.0 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 95.0 sq. metres (1022.2 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.