



Castleview Gardens, Ilford, IG1 3QF

Offers in excess of £500,000

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 Redbridge and Gants Hill 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**
- **Two Reception rooms**
- **Bathroom/separate w.c**
- **Kitchen**
- **Large Rear Garden**
- **Gas Central Heating**CALL





ENTRANCE

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

THROUGH LOUNGE 8.77m max into bay x 4.25m max into alcove (28'9" max into bay x 13'11" max into alcove)

Double glazed bay window to front, fitted carpet, fitted storage, wall light points, radiator, double glazed patio doors to rear.

KITCHEN 2.8m x 2.61m (9'2" x 8'7")

Fitted wall and base units, work surface, single bowl single drainer sink unit, gas cooker point, plumbing for washing machine, tiled flooring, partly tiled walls, double glazed casement window and partly glazed door to rear.

LANDING

Fitted carpet, access to loft space.

BEDROOM ONE 4.65m max into bay x 3.73m max into Cpb (15'3" max into bay x 12'3" max into Cpb)

Double glazed bay window to front with radiator under, wall lights, fitted wardrobes, fitted carpet.

BEDROOM TWO 3.73m x 3.73m max into Cpb (12'3" x 12'3" max into Cpb)

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

BEDROOM THREE 2.52m x 2.25m max into Cpb (8'3" x 7'5" max into Cpb)

Double glazed window to front, radiator, fitted carpet, fitted wardrobe.

BATHROOM/W.C

White suite comprising fully enclosed walk-in shower cubicle, wash hand basin inset in vanity unit, low level w.c, fully tiled walls and flooring, spotlights inset in ceiling, double glazed opaque window to rear.

ADDITIONAL W.C

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

EXTERIOR 22m (72'2")

The rear garden measures approximately 72' and has paved patio area remainder lawn, with mature flower and shrub borders, two timber storage sheds.

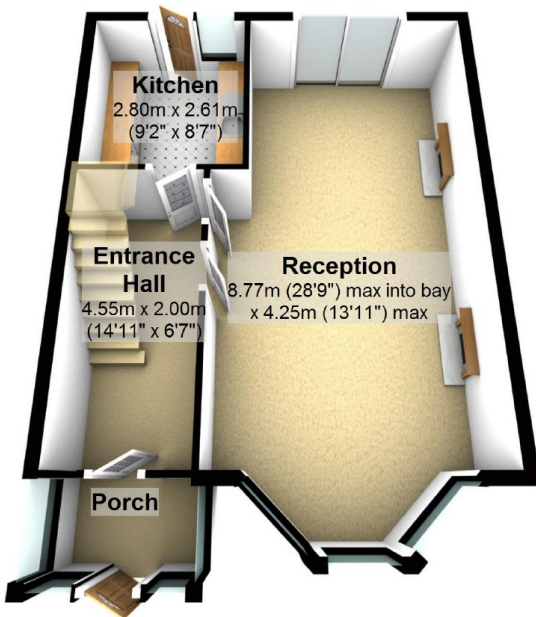
To the front of the property there is off street parking for two cars.





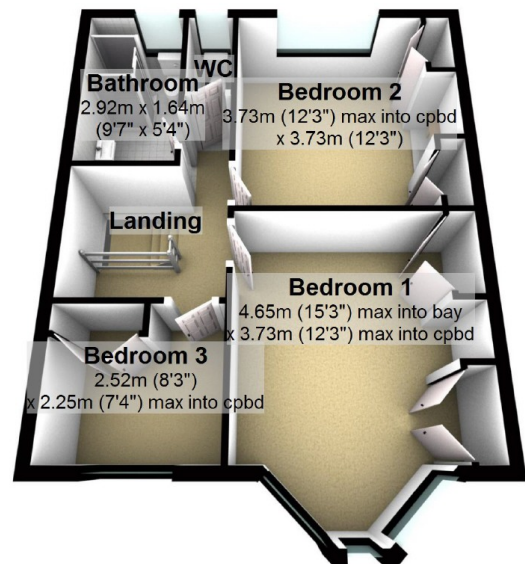
Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



Total area: approx. 99.4 sq. metres (1069.8 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.