



Balfour Road, Ilford, IG1 4JG

Offers in excess of £500,000

Sandra Davidson are delighted to present a wonderful opportunity to acquire this extremely well presented, semi detached family home situated on the ever popular Commonwealth Estate in Ilford, within walking distance to Ilford Mainline train station, local shops, Christchurch School, Mosque and amenities.

The property has been maintained to a very high standard with striking original period features and offers, two reception rooms, four bedrooms, large kitchen/diner, off street parking for multiple cars and rear garden. This wonderful family home can only be appreciated by an internal inspection and



ENTRANCE

Via partly glazed UPVC door into fully enclosed storm porch with tiled flooring, partly glazed door into entrance hallway with wooden flooring, ornate coving, ornate ceiling rose, radiator, understairs storage cupboards which house utility meters, carpeted stairs leading to first floor, vision panel to lounge, door to:-

LIVING ROOM 4.63m max into bay x 4.00m (15'2" max into bay x 13'1")

Double glazed wooden framed square bay window to front with radiator under, ornate coving, ornate ceiling rose with feature light, wall mounted lights, wooden flooring, contemporary wall-mounted gas fire.

LOUNGE 3.78m x 3.61m (12'5" x 11'10")

Double glazed wooden framed window to flank, wooden flooring, light.

UTILITY AREA 3.75m max x 2.64m max (12'4" max x 8'8" max)

Double glazed window to front, sky light, fitted wall and base units, work surface, one bowl sink unit with drainer, fully tiled walls, vinyl flooring, plumbing for washing machine, door to:-

GROUND FLOOR SHOWER ROOM 2.68m x 1.31m (8'10" x 4'4")

Low level wc, hand wash basin with tiled splash back, fully enclosed corner shower cubicle, tiled floor, window to rear.

KITCHEN/DINER 4.41m max into bay x 3.68m (14'6" max into bay x 12'1")

Double glazed bay window to rear with doors leading on to the rear garden, ornate coving, ornate ceiling rose, spotlights inset to ceiling, fitted wall and base units, work surface, tiled up-stand, five ring gas burner with extractor hood above, one and a half bowl single drainer stainless steel sink unit, integral dish washer, plumbing for washing machine, wooden flooring, radiators

FIRST FLOOR LANDING

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

BEDROOM ONE 4.44m max into bay x 3.63m (14'7" max into bay x 11'11")

Double glazed wooden framed square bay window to front with radiator under, fitted carpet, light

BEDROOM TWO 3.63m x 3.53m (11'11" x 11'7")

Double glazed window to rear with radiator under, fitted carpet, ornate coving, light

BEDROOM THREE 3.76m x 2.97m (12'4" x 9'9")

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

FAMILY BATHROOM

White suite comprising, panelled bath, pedestal hand wash basin, low level wc, tiled walls and floor, double glazed opaque window to flank, chrome plated heated towel rail, extractor fan, spotlights inset to ceiling, wall mounted mirrored vanity unit.

BEDROOM FOUR 2.79m x 1.95m (9'2" x 6'5")

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

EXTERIOR

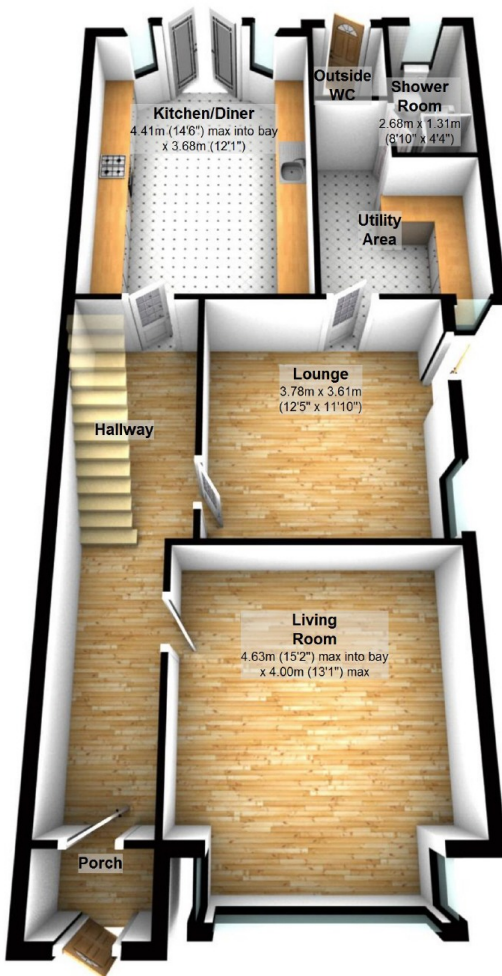
The rear garden is approximately 50' with paved patio area, mature flower beds, pond, door to outside WC with hand wash basin, vinyl flooring, chrome plated heated towel rail

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



Ground Floor

Approx. 81.5 sq. metres (877.6 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 144.1 sq. metres (1551.2 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
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