



Sandra Davidson are pleased to present an opportunity to acquire this good size Victorian four bedroom house situated on a popular road off The Drive. The property offers period features, two reception rooms, four bedrooms on the first floor, gas central heating, large rear garden, as well as further scope to extend (subject to planning). The property is within walking distance to Gants Hill central line station, Ilford overground station, Valentines Park, local shops, restaurants and amenities. The property can only be appreciated by an internal inspection and comprises:-





ENTRANCE

Partly glazed wooden door and sidelight to entrance hall with vinyl flooring, radiator, picture rail, dado rail, original period fire place, coving, ceiling rose, carpeted stairs to first floor, understairs storage cupboard, wooden door to:-

LOUNGE 16'8 x 13'3 (5.08m x 4.04m)

Single glazed bay window to front, fitted carpet, chimney breast with feature tiled surround, picture rail, radiator, coving.

SITTING ROOM 12'11 x 11'3 (3.94m x 3.43m)

Double glazed doors to rear with window above, fitted carpet, coving, radiator.

KITCHEN/DINER 21'4 max x 8'11 max (6.50m max x 2.72m max)

Dining Area: Vinyl flooring, radiator, further understairs storage cupboard, single glazed window to rear, free standing boiler, picture rail, coving.

Kitchen Area: High quality fitted wall and base units, work surface, one and a half bowl bowl single drainer stainless steel sink unit, integrated Neff gas hob with extractor hood above and stainless steel splash back, further integrated Neff electric fan oven, plumbing for dishwasher, cupboard housing plumbing for washing machine and

tumble dryer, original feature tiled flooring,

LANDING

Wooden picture and dado rails, fitted carpet, wooden door to:-

BEDROOM ONE 17'1 x 12'3 (5.21m x 3.73m)

Single glazed square bay window to front with radiator under, fitted carpet, picture rail, coving, original fire place with surround.

BEDROOM TWO 15'2 x 8'4 (4.62m x 2.54m)

Single glazed three light oriel bay window to rear, picture rail, fitted carpet, built-in storage cupboard, radiator, original feature fire place.

BEDROOM THREE 8'5 x 8'6 (2.57m x 2.59m)

Single glazed casement window to front with radiator under, picture rail, fitted carpet.

BEDROOM FOUR 9'4 x 7'9 (2.84m x 2.36m)

Single glazed casement window to rear, radiator, fitted carpet, built-in storage cupboard housing hot water tank, original feature fire place, picture rail.

BATHROOM/W.C

Coloured suite comprising panelled bath with shower attachment, low level w.c, and pedestal wash hand basin. Vinyl flooring, fully tiled walls, large heated towel rail, single glazed opaque casement window to rear, access to loft space.

EXTERIOR

The rear garden is approximately 75' with steps down to paved patio area, remainder lawn with flower and shrub borders, timber storage shed, side access gate.

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

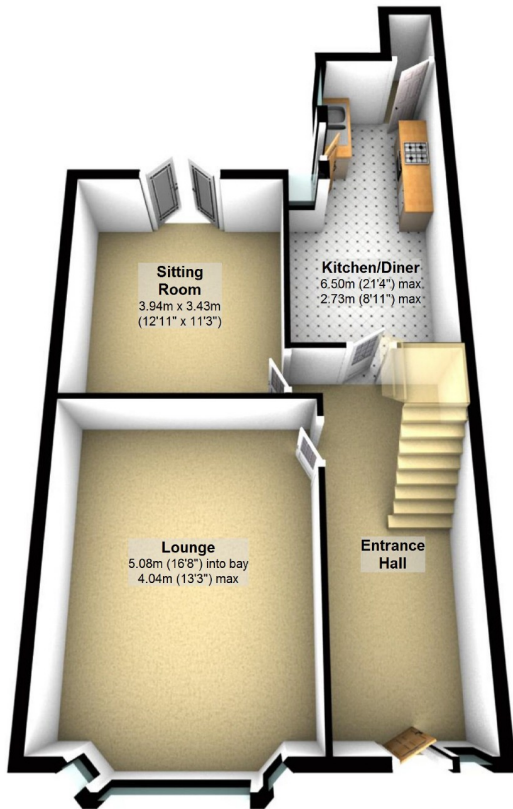






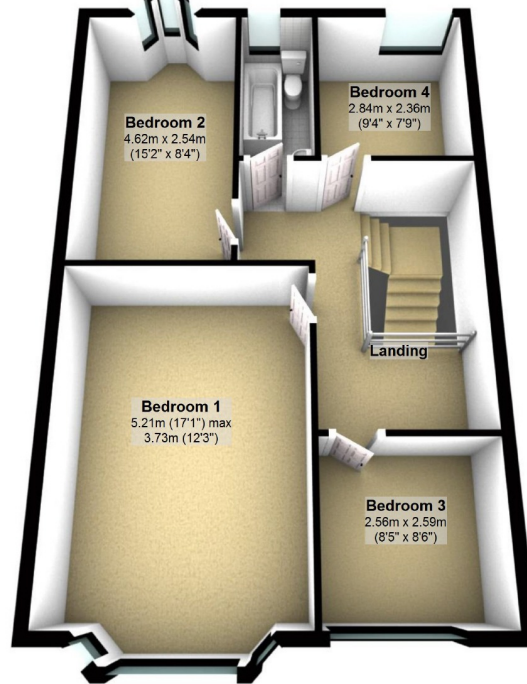
Ground Floor

Approx. 66.3 sq. metres (714.1 sq. feet)



First Floor

Approx. 64.9 sq. metres (699.0 sq. feet)



Total area: approx. 131.3 sq. metres (1413.0 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.sandradaavidson.com. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		30	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		27	68