



Sandra Davidson are pleased to present an opportunity to acquire an extended, double fronted, period family home situated in a popular road off The Drive, within walking distance to Ilford overground train station and local shops. The property offers period features, three reception rooms, four bedrooms on the first floor, two bathrooms, gas central heating, a brick built detached annexe and off street parking for three cars. The property can only be appreciated by an internal inspection and comprises:-





ENTRANCE

Via fully enclosed storm porch with tiled flooring, fully glazed wooden door to entrance hall with wooden flooring, ornate ceiling rose, feature coving, three radiators, carpeted stairs to first floor, door and stairs down to cellar, door to:-

THROUGH LOUNGE 26'6 x 12'1 (8.08m x 3.68m)

Bay window to front, wooden flooring, ornate ceiling rose, feature coving, two radiators, door to kitchen.

KITCHEN/DINER 20' x 9' (6.10m x 2.74m)

Fitted wall and base units, work surface, space for double gas oven and hob with extractor hood, double bowl single drainer stainless steel sink, plumbing for dishwasher, wall mounted boiler, partly tiled walls, tiled flooring, casement window to rear, two further casement windows to rear, partly glazed door to rear, door to:-

GROUND FLOOR BATHROOM/WC 9' x 5'5 (2.74m x 1.65m)

White suite comprising panelled bath, pedestal wash hand basin, low level w.c, enclosed shower cubicle, heated towel rail, fully tiled walls, tiled flooring, opaque

window to rear.

RECEPTION TWO 19' x 11'2 (5.79m x 3.40m)

Bay window to front, wooden flooring, double radiator, gas fire with natural brick fireplace, built in cupboards, feature Tudor style beamed walls and ceiling,

RECEPTION THREE 11' x 7' (3.35m x 2.13m)

Casement window to rear, wooden flooring, ornate ceiling rose, feature coving, radiator.

CELLAR 22'10 x 4'9 (6.96m x 1.45m)

With power and lighting, gas and electricity meters.

LANDING

Casement window to rear, fitted carpet, dado rail, access to loft space.

BEDROOM ONE 16'3 x 15'2 (4.95m x 4.62m)

Bay window to front with radiator under, casement window to front with radiator under, fitted wardrobes, coving, fitted carpet.

BEDROOM TWO 15'2 x 12'9 (4.62m x 3.89m)

Bay window to front, fitted carpet, fitted

wardrobes, coving, double radiator.

BEDROOM THREE 10'11 x 10'8 (3.33m x 3.25m)

Casement window to rear with radiator under, fitted carpet, coving.

BEDROOM FOUR 11' x 6'9 (3.35m x 2.06m)

Casement window to rear with radiator under, fitted carpet.

FAMILY BATHROOM/WC 7'7 x 4'10 (2.31m x 1.47m)

White suite comprising panelled bath with shower attachment, wash hand basin with vanity unit under, low level w.c, fully tiled walls, tiled flooring, spotlights inset in ceiling, heated towel rail, opaque window to rear.

EXTERIOR

The rear garden is approximately 20' with brick patio area with detached annexe to rear.

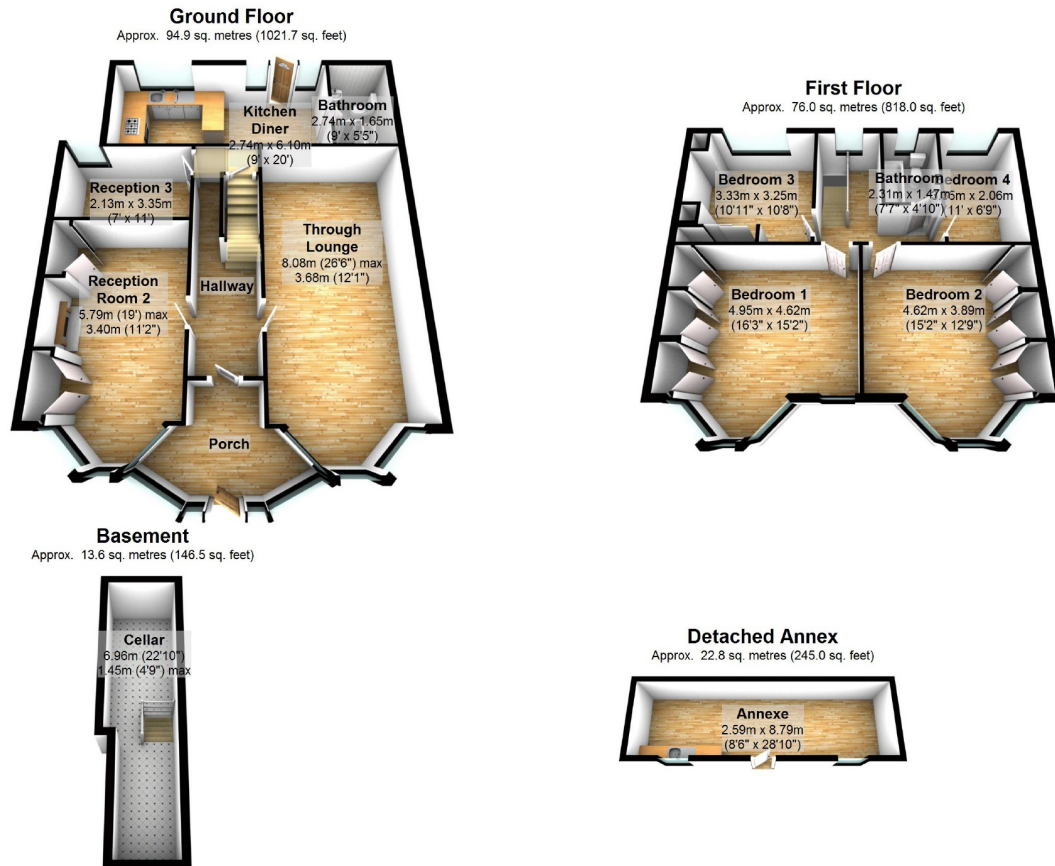
To the front of the property there is off street parking.

DETACHED ANNEXE

Tiled flooring, plumbing for washing machine, single bowl single drainer stainless steel sink unit, two casement windows to front, partly glazed door to







Total area: approx. 207.3 sq. metres (2231.1 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.sandradaavidson.com
Plan produced using PlanUp.

Energy Performance Certificate



53, Empress Avenue, ILFORD, IG1 3DE

Dwelling type: End-terrace house
Date of assessment: 09 August 2012
Date of certificate: 09 August 2012

Reference number: 0109-2801-7181-9802-7431
Type of assessment: RdSAP, existing dwelling
Total floor area: 151 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

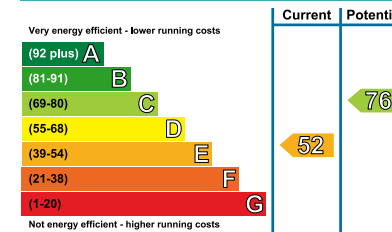
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 4,653 |
| Over 3 years you could save | £ 1,740 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 399 over 3 years | £ 204 over 3 years | |
| Heating | £ 3,978 over 3 years | £ 2,430 over 3 years | |
| Hot Water | £ 276 over 3 years | £ 279 over 3 years | |
| Totals | £ 4,653 | £ 2,913 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 1,206 | ✓ |
| 2 Floor insulation | £800 - £1,200 | £ 243 | ✓ |
| 3 Low energy lighting for all fixed outlets | £140 | £ 159 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.