



Valentines Road, Ilford, IG1 4SA

Offers in excess of £500,000

Sandra Davidson are pleased to present this extremely spacious, extended four bedroom semi detached double fronted Victorian property within walking distance to Valentines Park, on the much sought after Commonwealth Estate. This extended property features four bedrooms, two reception rooms, fitted kitchen/diner, ground floor shower room a cellar and off street parking. The property is within the Valentines High School catchment area, close to Ilford main line station and town centre and can only be appreciated by an internal inspection. The property comprises:-

- Four Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Lounge Area
- Ground Floor Shower Room
- Cellar
- Family Bathroom/w.c
- Gas Central Heating
- Off Street Parking
- Commonwealth Estate





ENTRANCE

Fully enclosed storm porch leading to wooden door to entrance hall with radiator, wooden tiled flooring, feature lights, carpeted stairs to first floor, alarm panel, steps down to:-

RECEPTION ONE 7.116m x 3.485m narrows to 3.180m (23'4" x 11'5" narrows to 10'5")

Casement windows to front, period coving, wall lights, sliding patio doors to:-

RECEPTION TWO 5.219m (into bay) x 3.526m (17'2" (into bay) x 11'7")

Bay window to front, period moulding to ceiling, fitted carpet, radiator.

GROUND FLOOR SHOWER ROOM

Suite comprising fully enclosed shower cubicle, wash hand basin, low level w.c, fully tiled walls and flooring, extractor fan, opaque window.

CELLAR 7m x 1.656m (23'0" x 5'5")

With meters and fuse board, shelving for storage.

OPEN PLAN KITCHEN/LOUNGE

KITCHEN AREA 6.97m x 3.554 (at widest) (22'10" x 11'8" (at widest))

Fitted wall and base units, work surface, single bowl single drainer sink unit, tiled splash back, tiled flooring, spotlights inset in ceiling, integrated fridge and freezer, integrated oven and microwave, further integrated electric hob with extractor hood over, built-in cupboard housing boiler, breakfast bar, double glazed casement window to rear, walk-through to:-

LOUNGE AREA 5.890m x 3.140m (19'4" x 10'4")

Patio doors to rear, sliding doors to front, wall lights, tiled flooring, spotlights inset in ceiling, radiator, double glazed casement window to rear.

LANDING

Casement window, fitted carpet.

BEDROOM ONE 5.01m x 3.648m (16'5" x 12'0")

Three large casement windows to front, fitted carpet, radiator.

BEDROOM TWO 5.229m (into bay) x 3.527 (17'2" (into bay) x 11'7")

Bay window to front, fitted wardrobes incorporating space for double bed, fitted carpet.

BEDROOM THREE 3.350m x 3.227m (into fitted wardrobe) (11'0" x 10'7" (into fitted wardrobe))

Double glazed casement window to rear, fitted wardrobes incorporating space for double bed, radiator, fitted carpet, fitted shelving.

BEDROOM FOUR 3.395m x 2.195m (at widest) (11'2" x 7'2" (at widest))

Casement window to rear, laminate wood flooring, radiator, fitted shelving.

BATHROOM/W.C 2.277m x 1.657m (7'6" x 5'5")

White suite comprising panelled bath, wash hand basin, low level w.c, fully tiled walls and flooring, opaque windows.

EXTERIOR

The paved rear garden is approximately 30' with flower borders, security lighting, timber storage shed, tap for hose.



Energy Performance Certificate



4, Valentines Road, ILFORD, IG1 4SA

Dwelling type: Semi-detached house Reference number: 8403-7630-1929-8597-3643

Date of assessment: 17 June 2014 Type of assessment: RdSAP, existing dwelling

Date of certificate: 09 July 2014 Total floor area: 155 m²

Use this document to:

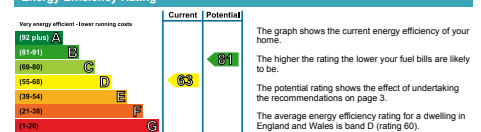
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 4,095 |
| Over 3 years you could save | £ 1,353 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|-------------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 327 over 3 years | £ 222 over 3 years | You could save £ 1,353 over 3 years |
| Heating | £ 3,456 over 3 years | £ 2,208 over 3 years | |
| Hot Water | £ 312 over 3 years | £ 312 over 3 years | |
| Totals | £ 4,095 | £ 2,742 | |

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

Energy Efficiency Rating



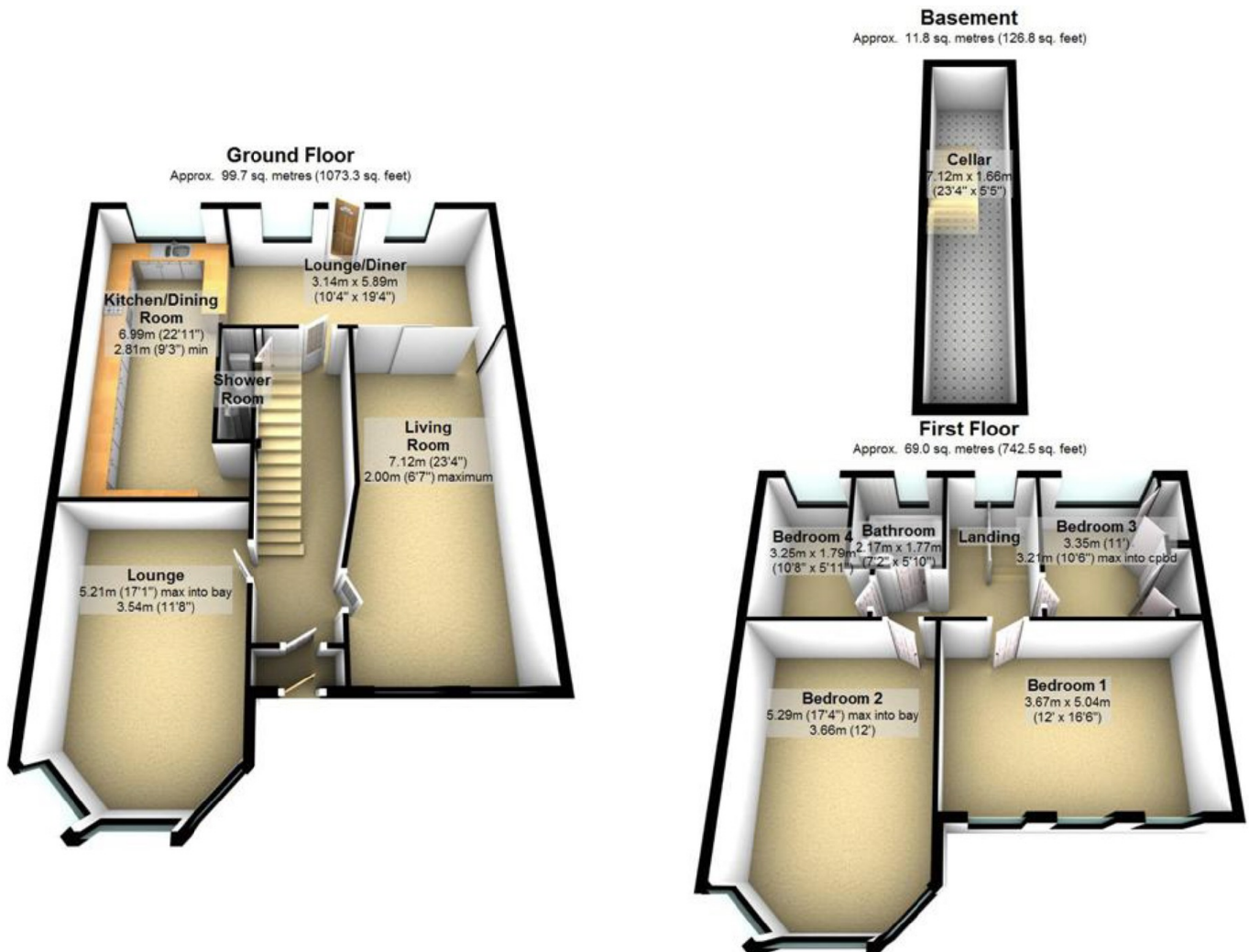
Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 1,005 | ✓ |
| 2 Floor insulation | £800 - £1,200 | £ 138 | ✓ |
| 3 Low energy lighting for all fixed outlets | £55 | £ 87 | ✓ |

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.

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Total area: approx. 180.5 sq. metres (1942.5 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 The Mobile Agent.