



Colombo Road, Ilford, IG1 4RH

Offers in excess of £425,000

Sandra Davidson are pleased to offer an opportunity to acquire this well presented, good sized, four bedroom family home situated in the ever popular Commonwealth Estate and within close proximity to Ilford mainline station, local schools and amenities. The property benefits from four bedrooms, two receptions, kitchen, utility area, good size rear garden and off street parking and can only be appreciated by internal inspection.

- Four Bedrooms
- Two Receptions
- Kitchen

- Utility Area
- Off Street Parking
- Gas Central Heating

- Double Glazing
- No Chain
- Large Rear Garden





ENTRANCE

Via double glazed UPVC door to fully enclosed storm porch with double glazed sidelight windows, tiled flooring, stained glass wooden door to entrance hallway with wooden floor, carpeted stairs to first floor, understair storage cupboard, picture rail, dado rail, radiator, door to;

RECEPTION 4.51m max x 3.56m max (14'10" max x 11'8" max)

Double glazed bay window to front with radiator under, wooden flooring, ceiling rose with light, wall mounted lights,

LOUNGE/DINER 4.28m max into bay x 3.00m max into Cpbd (14'1" max into bay x 9'10" max into Cpbd)

Double glazed bay window to rear with radiator under, wooden flooring, feature fire surround, picture rail.

KITCHEN 4.46m x 2.13m (14'8" x 7'0")

Fitted wall and base units, work surface, tiled up-stand, tiled flooring, single bowl single drainer stainless steel sink unit, integrated gas oven and hob with extractor hood over, plumbing for washing machine, space for fridge, space for freezer, double glazed window to rear, double glazed patio door to rear, walk through to;

UTILITY AREA 1.486m x 1.423m (4'11" x 4'8")

Tiled floor, double glazed window to rear, wall mounted boiler,

LANDING

Fitted carpet, picture rail, carpeted stairs to second floor landing, door to;

BEDROOM ONE 3.64m max into bay x 3.35m max (11'11" max into bay x 11'0" max)

Double glazed bay window to front with radiator under, picture rail, fitted carpet.

BEDROOM TWO 3.65m x 2.73m max into alcove (12'0" x 8'11" max into alcove)

Double glazed window to rear, fitted wardrobe, fitted carpet, radiator, ornate fire surround,

BEDROOM THREE 2.75m x 2.40m (9'0" x 7'10")

Double glazed window to rear, fitted carpet, radiator, ornate fire surround,

FAMILY BATHROOM 2.40m x 1.77m (7'10" x 5'10")

Suite comprising bath with shower attachment, pedestal wash hand basing, low level w,c with douche, tiled walls, tiled flooring, radiator, opaque window to rear, extractor fan, chrome plated heated towel rail.

SECOND FLOOR LANDING

Fitted carpet. Door to:

WC 1.738m x 1.463m (5'9" x 4'9")

Low level w.c with douche, storage to eaves, skylight, pedestal hand wash basin

BEDROOM FOUR 4.75m max x 4.70m max (15'7" max x 15'5" max)

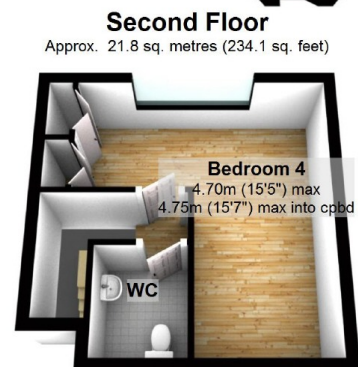
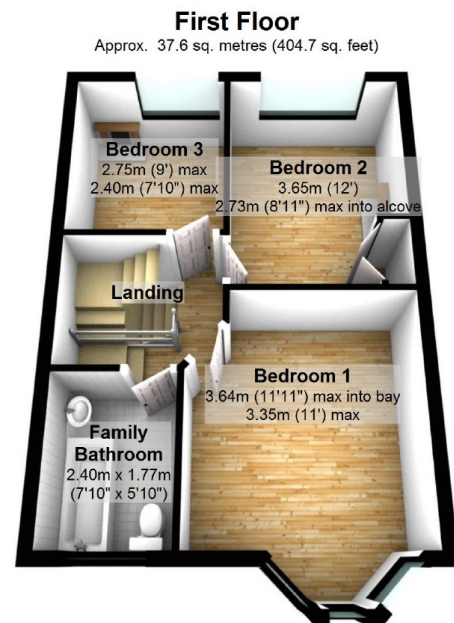
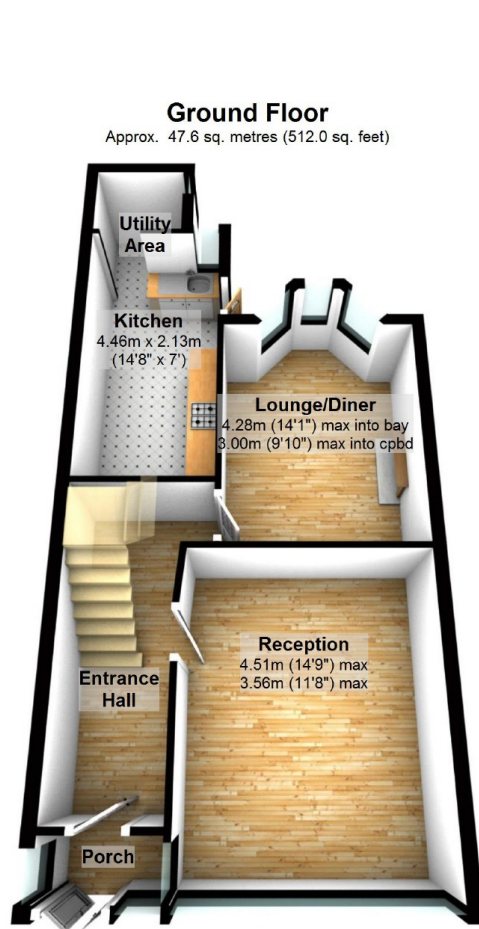
Double glazed window to rear with radiator under, fitted carpet, fitted storage

EXTERIOR

The rear garden is approximately 80' with paved path to lawn area, exterior tap, wall mounted exterior lights.

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





Total area: approx. 106.9 sq. metres (1150.9 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.