



Royston Parade, Ilford, IG1 3SS

Offers in excess of £525,000

Sandra Davidson are pleased to present an opportunity to acquire this extended family home. The house offers period features and comprises; three reception rooms, ground floor shower room and kitchen on the ground floor, three bedrooms and a family bathroom on the first floor in addition to a loft room. This property is situated within walking distance to Redbridge Central Line station, is offered CHAIN FREE and can only be appreciated by an internal inspection. The property comprises:-

- **Three Bedroom**
- **Three Reception**
- **Fitted Kitchen**
- **Ground Floor Shower Room**
- **Family Bathroom**
- **Loft Room**
- **CHAIN FREE**
- **Close to Redbridge Underground**
- **CALL NOW TO VIEW!!!**





ENTRANCE

Partly glazed door with leaded sidelight to entrance hall with wooden flooring, radiator, two ceiling roses with inset lights, coving, carpeted stairs to first floor landing. Understairs storage and meters cupboard, carpeted stairs to first floor landing.

RECEPTION ONE 4.46m max into bay x 4m (14'8" max into bay x 13'1")

Double glazed bay window to front with radiator under, wooden flooring, wall lights, ornate ceiling rose with inset light, coving.

RECEPTION TWO 4.58m x 3.32m (15'0" x 10'11")

Double glazed French doors to rear, wooden flooring, wall lights, ceiling rose with inset light, radiator, coving.

CONSERVATORY 5.77m max x 3.76m (18'11" max x 12'4")

Wooden flooring, double glazed windows and door to rear, work surface, fitted base units, sky-light window, door to:-

KITCHEN 2.9m x 2.58m (9'6" x 8'6")

Fitted wall and base units, work surface with tiled up-stand, four ring gas hob with extractor hood above, built-in oven, single bowl single drainer sink unit, plumbing for washing machine, radiator, wooden flooring, double glazed window to rear, door to:-

GROUND FLOOR SHOWER ROOM

Fully enclosed walk-in shower cubicle, low level w.c with tiled splash back, pedestal wash hand basin, wall mounted mirrored medicine cabinet, tiled flooring, double glazed opaque window to rear.

FIRST FLOOR LANDING

Wooden flooring, radiator, carpeted stairs leading to second floor landing.

BEDROOM ONE 4.55m max into bay x 3.81m (14'11" max into bay x 12'6")

Bay window to front, wooden flooring, radiator.

BEDROOM TWO 3.69m x 3.3m (12'1" x 10'10")

Double glazed window to rear with radiator under, wooden flooring.

BEDROOM THREE 2.23m x 2.09m (7'4" x 6'10")

Double glazed window to front with radiator under, wooden flooring, coving.

FAMILY BATHROOM 2.6m x 2m (8'6" x 6'7")

White suite comprising corner panelled bath, low level w.c, bidet, wash hand basin inset in vanity unit, two double glazed opaque windows to rear, extractor fan, fully tiled walls and flooring, mirrored medicine cabinet, fully enclosed walk-in shower cubicle with power shower.

LOFT ROOM 5.14m max x 4.02m (16'10" max x 13'2")

Two sky-light windows to rear, wooden flooring, radiator, eves storage.

EXTERIOR 11m (36'1")

The rear garden measures approximately 11.3 metres with paved patio area remainder lawn, brick built storage shed to rear.. Covered car port accessed via rear service road.

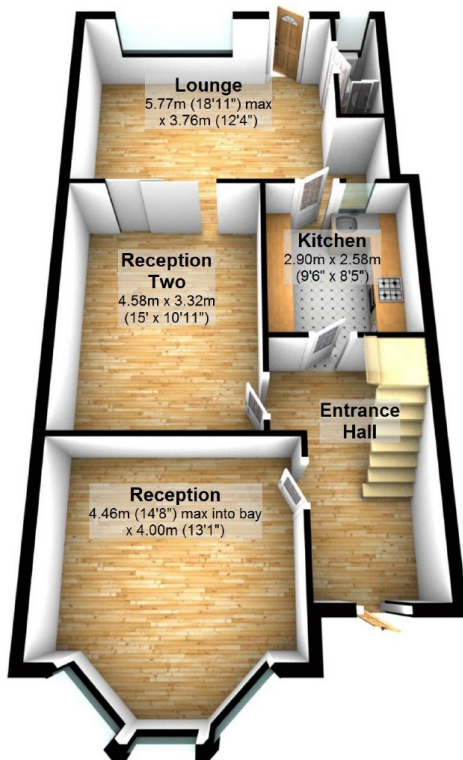
Paved garden to front of property.





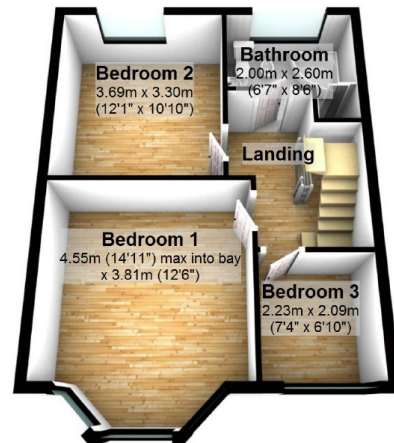
Ground Floor

Approx. 69.0 sq. metres (743.1 sq. feet)



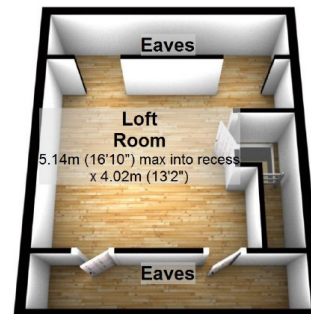
First Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Second Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



Total area: approx. 146.3 sq. metres (1575.2 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
Plan produced using PlanUp.