

Sandra Davidson
ESTATE AGENTS



Fernhall Drive, Ilford, IG4 5BW
Offers in excess of £675,000



Sandra Davidson are pleased to offer a rare opportunity to acquire this very well presented, extended, double fronted family home on a much sought after turning in Redbridge. The property features two reception rooms, ground floor shower room, five bedrooms on the first floor in addition to a family bathroom, fitted kitchen, off street parking for multiple cars and a rear garden. The property is situated within the Redbridge and Beal schools catchment area and easy access to Redbridge Central Line station. This property can only be appreciated by an internal inspection. The property comprises:-





ENTRANCE

Via partly glazed UPVC door to fully enclosed storm porch with tiled floor, double glazed sidelights, glazed wooden door with stained glass window to entrance hallway with marble tiled flooring, radiator, feature light, understair storage, carpeted stairs to first floor, door to:-

LIVING ROOM 5.76m max into bay x 3.51m (18'11" max into bay x 11'6")

Double glazed bay window to front, feature fire surround with inset wood effect electric fire, fitted carpet, radiator, feature chandelier, wall mounted lights, wooden framed glazed double doors to lounge.

LOUNGE 5.91m x 3.31m (19'5" x 10'10")

Double glazed UPVC sliding patio doors to rear, fitted carpet, two feature lights, wall mounted lights, fitted carpet, wooden framed glazed double doors to dining room.

DINING ROOM 4.40m x 2.75m (14'5" x 9'0")

Tiled floor, radiator, cupboard housing water tank, radiator, feature lights, wall mounted light,

KITCHEN 4.60m x 3.07m (15'1" x 10'1")

Fitted wall and base units, work surface,

spotlights to ceiling, tiled flooring, integrated oven and grill, eight ring gas range cooker with extractor hood over, fully tiled upstand, space for dishwasher, one and a half bowl single drainer stainless steel sink unit, wall mounted boiler, double glazed window to rear, door to garden.

GROUND FLOOR SHOWER ROOM 2.33m x 1.63m (7'8" x 5'4")

Fully tiled floor and walls, enclosed walk-in shower cubicle, low level wc, pedestal hand wash basin, spotlights enclosed to ceiling, extractor fan, chrome plated heated towel rail.

FIRST FLOOR LANDING

Fitted carpet, light, access to boarded loft space with two velux sky lights, doors to:

BEDROOM ONE 4.60m max into bay x 3.51m max into Cpbd (15'1" max into bay x 11'6" max into Cpbd)

Double glazed bay window to front with radiator under, fitted cupboards, two feature lights, fitted carpet.

BEDROOM TWO 3.83m x 3.18m max into CpBD (12'7" x 10'5" max into CpBD)

Double glazed window to rear with radiator under, fitted carpet, fitted cupboards, light

BEDROOM THREE 2.63m x 2.00m (8'8" x 6'7")

Double glazed two light oriel bay window to front, fitted carpet, radiator, light.

FAMILY BATHROOM 2.75m x 2.43m (9'0" x 8'0")

White suite comprising panelled bath, low level w.c, pedestal hand wash basin, bidet, walk in corner shower cubicle, fitted mirror with light, fully marble tiled walls and floor, chrome plated heated towel rail, double glazed opaque window to rear, spotlights to ceiling,

BEDROOM FOUR 3.64m max into Cpbd x 2.30m (11'11" max into Cpbd x 7'7")

Double glazed window to front with radiator under, fitted carpet, fitted cupboard

BEDROOM FIVE 3.82m max into Cpbd x 2.30m (12'6" max into Cpbd x 7'7")

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

EXTERIOR

The rear garden is approximately 45' with paved patio area with steps down to lawn area mature flower and shrub borders, two external security lights, outside tap, outside power points, CCTV camera.

To the front of the property there is off street parking for multiple cars, CCTV camera.

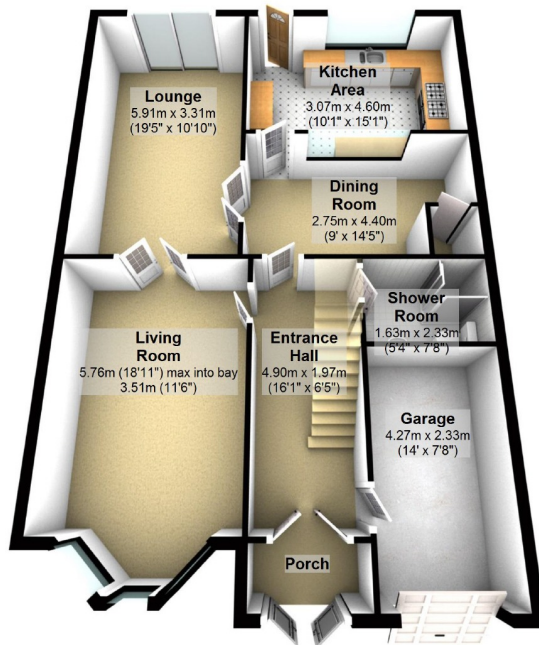
New room





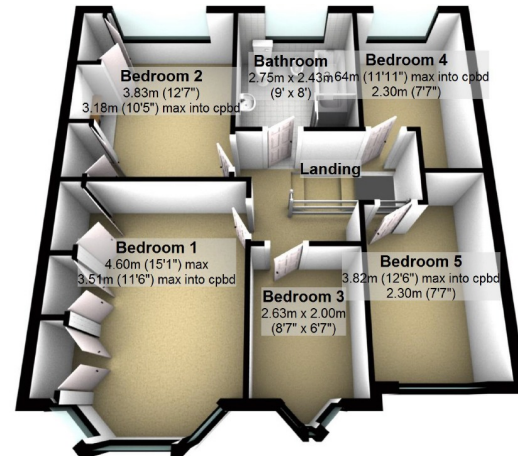
Ground Floor

Approx. 93.0 sq. metres (1000.6 sq. feet)



First Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



Total area: approx. 157.1 sq. metres (1691.2 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.sandradaavidson.com
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