

Sandra Davidson
ESTATE AGENTS



Mayfair Avenue, Ilford, IG1 3DQ
Offers in excess of £525,000



Sandra Davidson are privileged to offer an extremely rare opportunity to acquire a spectacular family home situated off The Drive in Ilford. This immaculately presented, largely extended, semi detached home has been refurbished to a very high specification and offers feature contemporary finishes, through lounge, five double bedrooms, dressing room/study, contemporary modern fitted kitchen with dining area, family bathroom, rear garden and off street parking. The property is within walking distance to Ilford Mainline train station, local shops and amenities.

This spectacular property can only be appreciated by internal inspection and comprises:-





ENTRANCE

Partly glazed wooden door to entrance hall with spotlights inset in ceiling, feature radiator, solid wood flooring, stairs to first floor landing, door to:-

LOUNGE 8.45m max into bay x 3.90m max into alcove (27'9" max into bay x 12'10" max into alcove)

Double glazed bay window to front, spotlights inset in ceiling, feature ornate fireplace with wooden surround, two feature contemporary style radiators, double doors to:-

KITCHEN/DINER 5.32m max x 5.06m max (17'5" max x 16'7" max)

Fitted wall and base units, LED plinth lighting, feature remote controlled cove lighting, granite work surface with inset drainer, one and a half bowl sink with chrome plated mixer taps and handheld shower water faucet, five ring gas burner hob and oven with granite splash-back, extractor hood over and inset lighting, plumbing for washing machine, space for fridge/freezer, integrated dishwasher, further integrated oven and microwave, double glazed window to rear, tiled flooring, spotlights inset in ceiling, digital wall mounted heating control, sky-light window, double glazed door to rear.

CELLAR 6.27m max x 1.649m max (20'7" max x 5'5" max)

Meters and fuse board, power and lighting.

GROUND FLOOR W.C

Low level w.c, wash hand basin, tiled walls, tiled flooring, spotlights inset in ceiling.

SPLIT LEVEL LANDING

Solid wood flooring, spotlights inset in ceiling, stairs to second floor landing.

BEDROOM ONE 5.25m max into alcove x 4.37m max into bay (17'3" max into alcove x 14'4" max into bay)

Double glazed bay window to front with radiator under, further double glazed window to front, ornate fire place with surround, spotlights inset in ceiling.

BEDROOM TWO 3.90m x 3.50m (12'10" x 11'6")

Double glazed window to rear with radiator under, solid wood flooring, spotlights inset in ceiling.

BEDROOM THREE 3.27m x 3.22m (10'9" x 10'7")

Double glazed window to rear with radiator under, solid wood flooring, spotlights inset in ceiling.

FAMILY BATHROOM/W.C 2.27m x 2.00m (7'5" x 6'7")

White suite comprising L-shaped panelled bath with rainfall effect shower and screen, low level w.c, square wash hand basin, extractor fan, double glazed opaque window to flank, heated towel rail, tiled walls and flooring, spotlights inset in ceiling.

SECOND FLOOR SPLIT LEVEL

LANDING

Solid wood flooring, spotlights inset in ceiling, skylight.

BEDROOM FOUR 3.40m x 2.96m (11'2" x 9'9")

Double glazed window to rear with radiator under, spotlights inset in ceiling.

BEDROOM FIVE 2.75m x 2.55m (9'0" x 8'4")

Double glazed window to rear with radiator under, spotlights inset in ceiling, solid wood flooring,

SHOWER ROOM 1.75m x 1.55m (5'9" x 5'1")

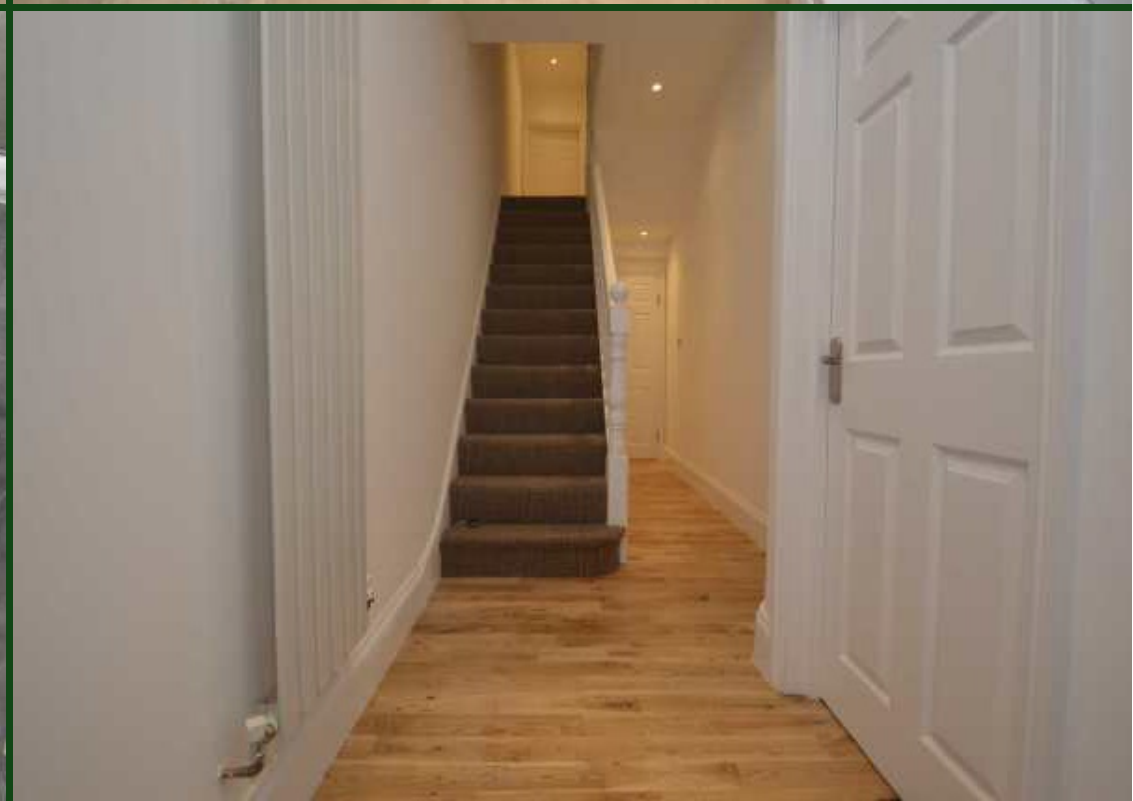
Fully enclosed shower cubicle with rainfall effect shower, low level w.c, heated towel rail, extractor fan, tiled walls and flooring, wash hand basin, spotlights inset in ceiling, opaque window to rear.

BEDROOM SIX/STUDY 4.75m x 3.51m max into eaves (15'7" x 11'6" max into eaves)

Eaves storage, radiator, solid wood flooring, two skylights.

EXTERIOR

The rear garden is approximately 40' with decked area and steps down to remainder lawn, outside tap for hose, security lighting.





Energy Performance Certificate



82, Mayfair Avenue, ILFORD, IG1 3DQ

Dwelling type: Mid-terrace house
Date of assessment: 25 June 2014
Date of certificate: 30 June 2014

Reference number: 2158-4044-7226-2344-9910
Type of assessment: RdSAP, existing dwelling
Total floor area: 112 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: £ 3,348

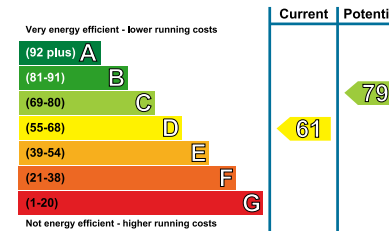
Over 3 years you could save £ 834

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 183 over 3 years	
Heating	£ 2,697 over 3 years	£ 2,043 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Totals	£ 3,348	£ 2,514	

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.

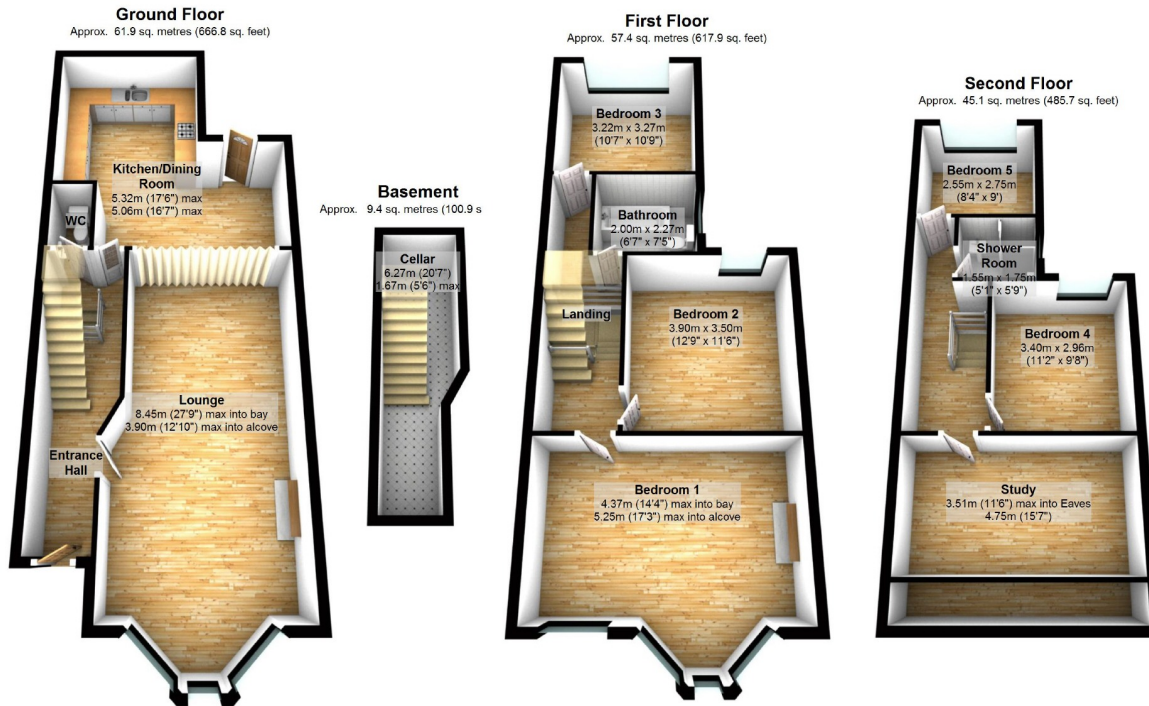
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	£ 474	✓
2 Floor Insulation	£800 - £1,200	£ 105	✓
3 Low energy lighting for all fixed outlets	£50	£ 156	✓

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.



Total area: approx. 173.8 sq. metres (1871.3 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 The Mobile Agent.