

Sandra Davidson
ESTATE AGENTS

Leigh Avenue, Ilford, IG4 5PH

Asking Price £600,000

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Leigh Avenue

Ilford, IG4 5PH

Local Authority: Redbridge
Tax Band: E

- EPC RATING : 65D
- SEMI DETACHED BUNGALOW
- BEAL HIGH & REDBRIDGE PRIMARY SCHOOLS CATCHMENT
- OFF STREET PARKING ON OWN DRIVEWAY
- SCOPE TO EXTEND (stpp)
- THREE BEDROOM
- SOUGHT AFTER LEIGH AVENUE
- CLOSE TO REDBRIDGE CENTRAL LINE STATION & TRANSPORT LINKS
- DELIGHTFUL REAR GARDEN
- CHAIN FREE!

Sandra Davidson Estate Agents are delighted to offer FOR SALE: Nestled in the desirable area of Leigh Avenue, Redbridge, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The property is offered chain-free, allowing for a smooth and efficient purchase process.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The bungalow boasts three well-proportioned bedrooms, ideal for families or those wishing to have a guest room or home office. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the ample parking space available for multiple vehicles, a rare find in this area. This ensures that you and your guests will never have to worry about parking.

The location of this bungalow is particularly appealing, with easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike.

In summary, this semi-detached bungalow on Leigh Avenue offers a wonderful blend of comfort, convenience, and potential. With its spacious layout and excellent parking facilities, it is a property not to be missed. We invite you to explore the possibilities that await in this delightful home.





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ENTRANCE
Via double glazed door onto porch with, parquet wood flooring, light, period leaded stained glass door into entrance hall with; fitted carpet, fitted cupboard, radiator, light, access to loft space, doors to:

LOUNGE 16'10" x 11'2" (5.14m x 3.40m)
Double glazed French doors to rear into garden, double glazed leaded windows to rear, ceiling rose with inset light, fitted carpet, light, two radiators

KITCHEN 12'7" x 8'11" (3.83m x 2.72m)
Fitted wall and base units, work surface with back-splash, four ring induction hob with extractor hood over, one and half bowl sink with drainer, integrated oven, space and services for washing machine and dish washer, vinyl flooring, radiator, spotlights to ceiling, double glazed window to flank, double glazed window to rear, double glazed door to flank into rear garden

BEDROOM ONE 18'1" x 11'2" (5.50m x 3.40m)
Double glazed leaded bay window to front with radiator under, fitted carpet, fitted cupboards, light, door to:

WC
Suite comprising; low level WC with hidden cistern, hand wash basin inset to vanity, radiator, vinyl flooring, tiled walls, extractor fan, light

BEDROOM TWO 18'0" x 11'4" (5.49m x 3.46m)
Double glazed leaded bay window to front with radiator under, fitted carpet, ceiling rose with inset light, further radiator to rear



BEDROOM THREE 12'5" x 10'3" (3.78m x 3.12m)
Double glazed leaded window to rear with radiator under, fitted carpet, fitted cupboards, fitted dresser, light

SHOWER ROOM
Suite comprising; Enclosed walk-in shower cubicle, low level WC with hidden cistern, hand wash basin inset to vanity, chrome plated heated towel rail, further radiator, vinyl flooring, tiled walls, double glazed window to flank, two ceiling lights, extractor fan

EXTERIOR 50'10", (15.5,)
The delightful rear garden measures approximately 51' with paved area to front, remainder laid lawn and shrub border, door to Attached Garage

To the front is off street parking for multiple cars on own driveway

ATTACHED GARAGE 15'7" x 7'10" (4.77m x 2.4m)
with up and over door to front, screeded floor, power and light, wall mounted boiler

Agents Note
None of the services or appliances have been tested by Sandra Davidson Estate Agents





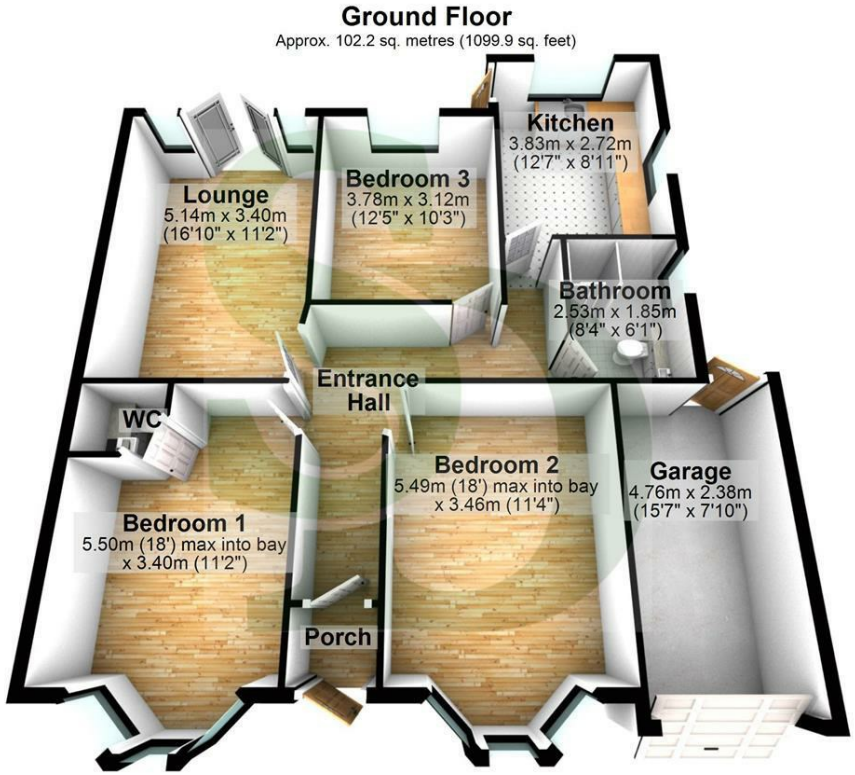




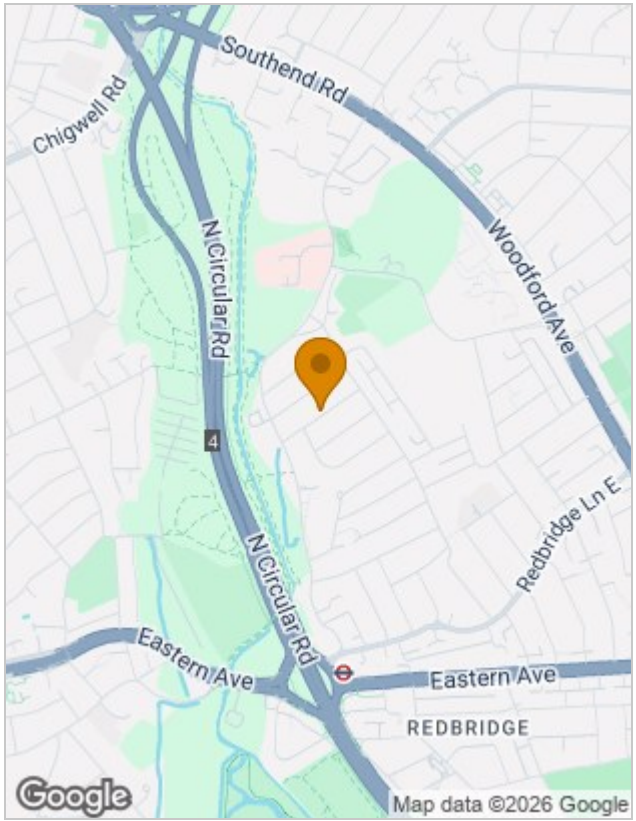




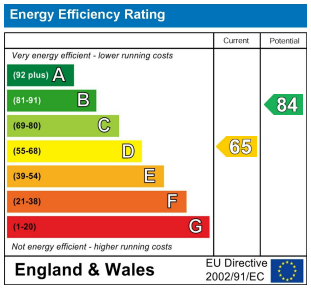
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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