Sandra Davidson
ESTATE AGENTS

Falmouth Gardens, Ilford, IG4 5JJ

Offers In Excess Of £625,000

3 1 2 D

# Falmouth Gardens

## Ilford, IG4 5JJ

Offers In Excess Of £625,000

- Three Bedroom
- Private Driveway
- Great Location
- Two Reception Rooms
- Potential to extend (Subject to Planning Permission)

A three bedroom terraced house with driveway offering off street parking and potential to extend (Subject to planning permission).

Upon entering the property, you are greeted with two reception rooms and separate kitchen that both lead out onto a private garden.

Ascending to the first floor, you will find three bedrooms and a family bathroom with separate w/c.

For those looking to expand their living space, this house offers significant potential. There is the possibility for a loft conversion, allowing you to tailor the home to your specific needs and preferences. (STPP)

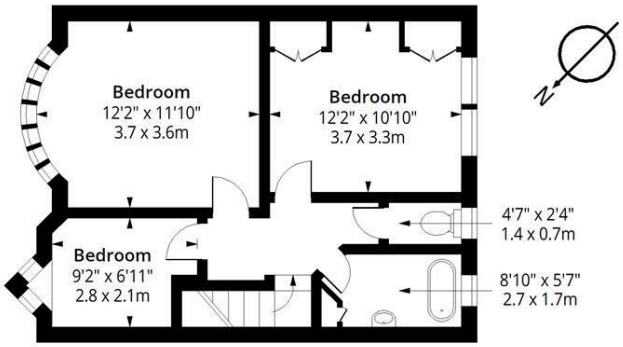
The location is particularly appealing, with local schools within walking distance, making it an ideal choice for families. Furthermore, Redbridge Station (Central Line) is also conveniently close, providing excellent transport links for commuting or exploring the wider area.

Directions

## Floor Plans

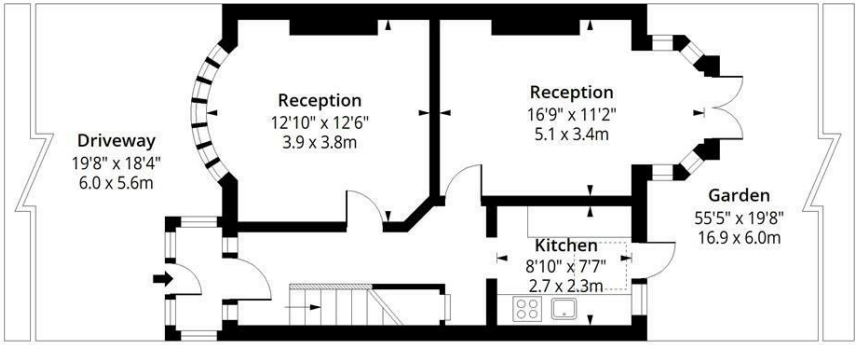
# Falmouth Gardens IG4

Approx. Gross Internal Area 1053 Sq Ft - 97.82 Sq M




## First Floor

Floor Area 503 Sq Ft - 46.73 Sq M




## Ground Floor

Floor Area 550 Sq Ft - 51.10 Sq M

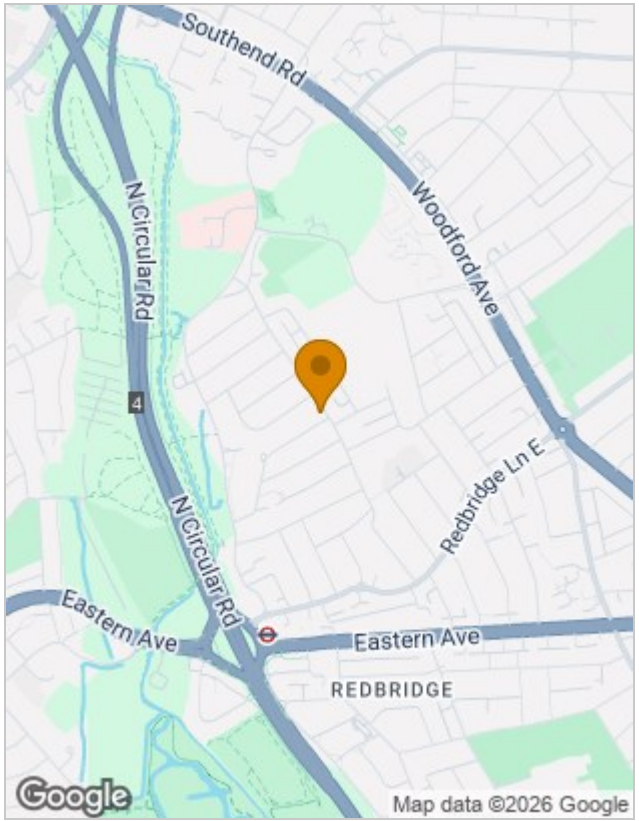
Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

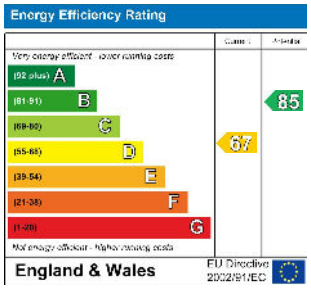
lpaplus.com

Date: 14/8/2026

## 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.

10 Roding Lane South, Essex, IG4 5NX
Tel: 020 8551 0211 Email: redbridge@sandradavidson.com https://www.sandradavidson.com