

Sandra Davidson
ESTATE AGENTS

Dawlish Drive, Ilford, IG3 9EH

Guide Price £725,000

5 3 2



Dawlish Drive

Ilford, IG3 9EH

- EPC - TBC
- 6m EXTENSION TO THE GROUND FLOOR
- OUTBUILDING WITH WATER, ELECTRIC AND GAS SUPPLY
- DOUBLE GLAZED WINDOWS WITH INTEGRAL BLINDS
- REFURBISHED HOME
- FIVE BEDROOM HOUSE
- DRIVEWAY FOR TWO CARS
- GARAGE
- THREE SHOWER ROOMS
- COMPLETE HOME FOR A BUSY FAMILY

GUIDE PRICE-£725,000-£750,000
Nestled in the desirable area of Dawlish Drive, Ilford, this impressive five-bedroom house offers a perfect blend of modern living and family comfort. The property has been thoughtfully refurbished, making it an ideal choice for families seeking ample space and contemporary amenities.

Upon entering, you will find two spacious reception rooms that provide a welcoming atmosphere for both relaxation and entertaining. The ground floor has been extended by six metres, featuring underfloor heating that ensures warmth and comfort throughout the year. The well-designed layout includes three stylish shower rooms, catering to the needs of a busy household.

The property boasts a dormer extension, completed to a high specification, which enhances the overall living space. Each bedroom is generously sized, allowing for personalisation and comfort. The house is equipped with gas central heating and new double-glazed windows, complete with integral blinds, ensuring energy efficiency and privacy.

Outside, the property offers parking for up to two vehicles, a significant advantage in this bustling area. Additionally, there is an outbuilding that can be utilised for various purposes, whether as a home office, gym, or additional storage, alongside a garage for further convenience.

This home is not just a property; it is a lifestyle choice, perfectly suited for families looking to settle in a vibrant community. With its modern features and spacious design, this house on Dawlish Drive is a rare find and is sure to attract considerable interest.





Guide Price £725,000



ENTRANCE PORCH

RECEPTION ONE
15'11" into bay x 13'3" (4.86m into bay x 4.04m)

RECEPETION TWO 1246'8" x 10'9" (380m x 3.29m)

KITCHEN-DINER 19'5" x 17'7" (5.92m x 5.37m)

GROUND FLOOR SHOWER ROOM
8'8" x 3'6" (2.66m x 1.09m)

STAIRS TO FIRST FLOOR

BEDROOM ONE
15'9" into bay x 11'9" (4.82m into bay x 3.60m)

BEDROOM TWO 12'6" x 11'1" (3.83m x 3.40m)

BEDROOM THREE 8'8" x 7'1" (2.66m x 2.17m)

FIRST FLOOR SHOWER ROOM
7'11" x 7'7" (2.43m x 2.33m)



STAIRS TO SECOND FLOOR

BEDROOM FOUR	13'3" x 12'0" (4.06m x 3.66m)
BEDROOM FIVE	15'1" x 6'5" (4.62m x 1.97m)
SECOND FLOOR SHOWER ROOM	8'5" x 6'5" (2.57m x 1.96m)
OUTBUILDING	16'10" x 15'6" (5.14m x 4.74m)
GARAGE	27'11" x 7'3" (8.53m x 2.22m)

EXTERIOR

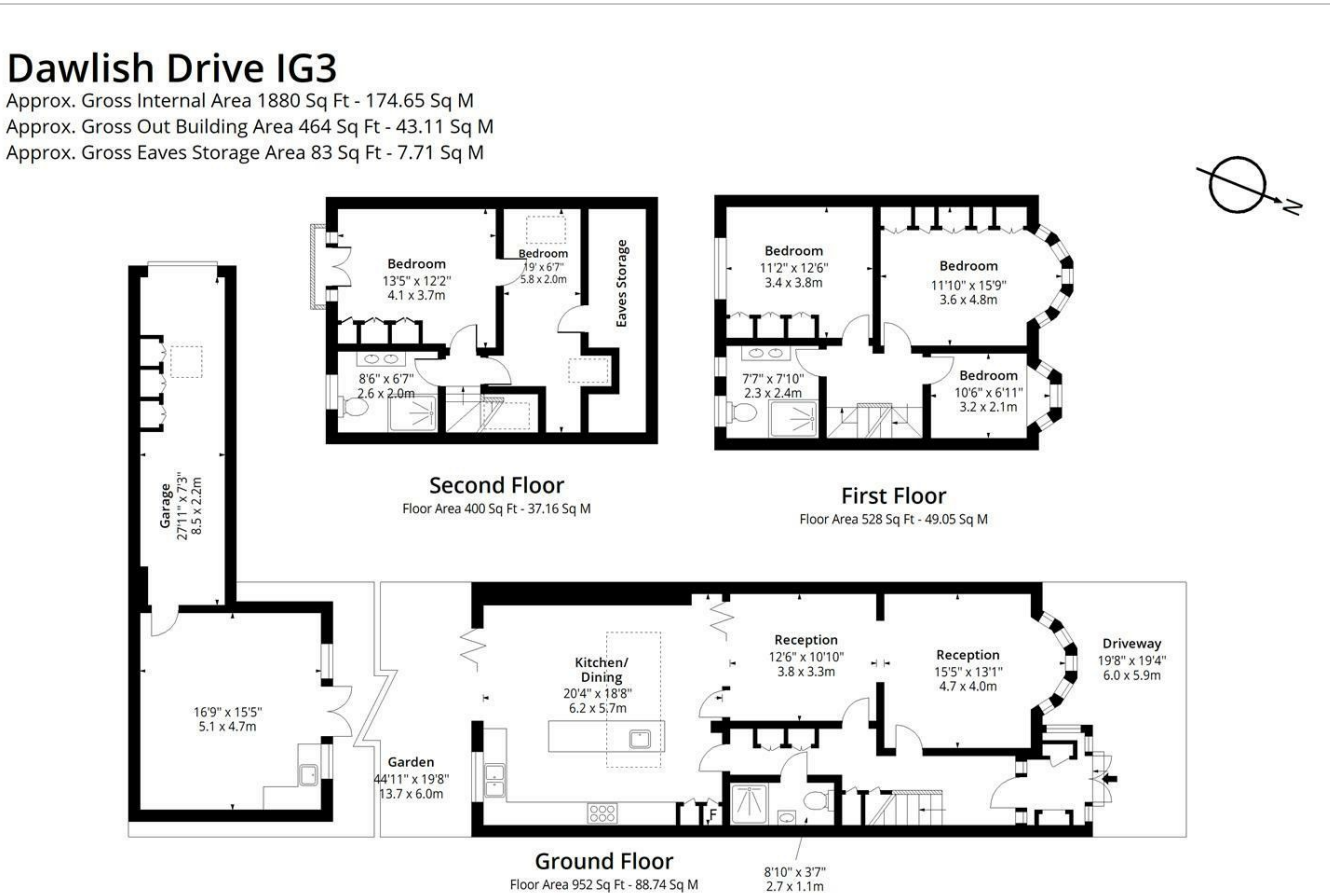
AGENTS NOTES

Directions

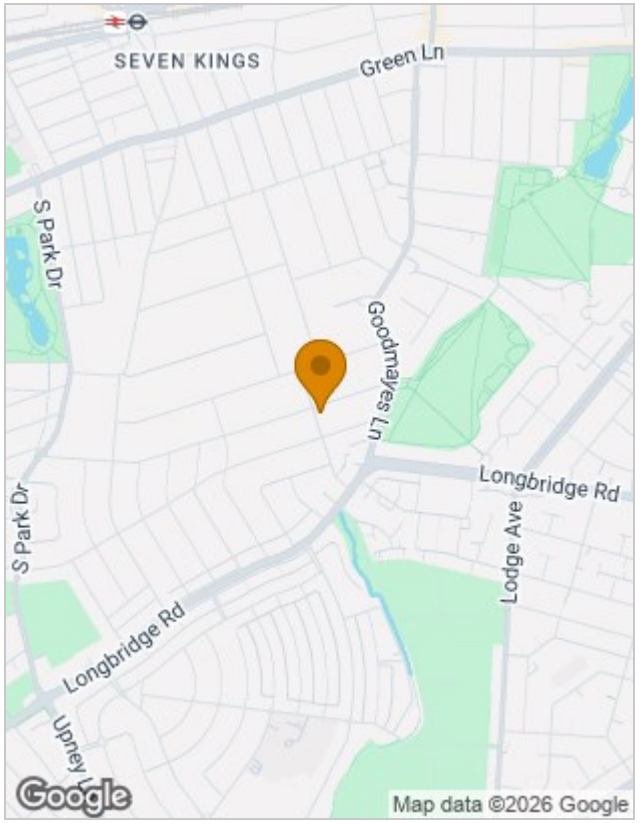




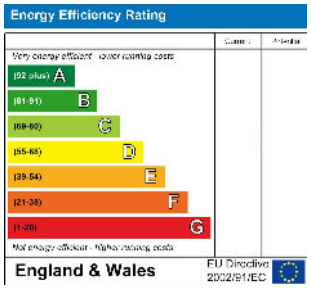
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372
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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com https://www.sandradavidson.com