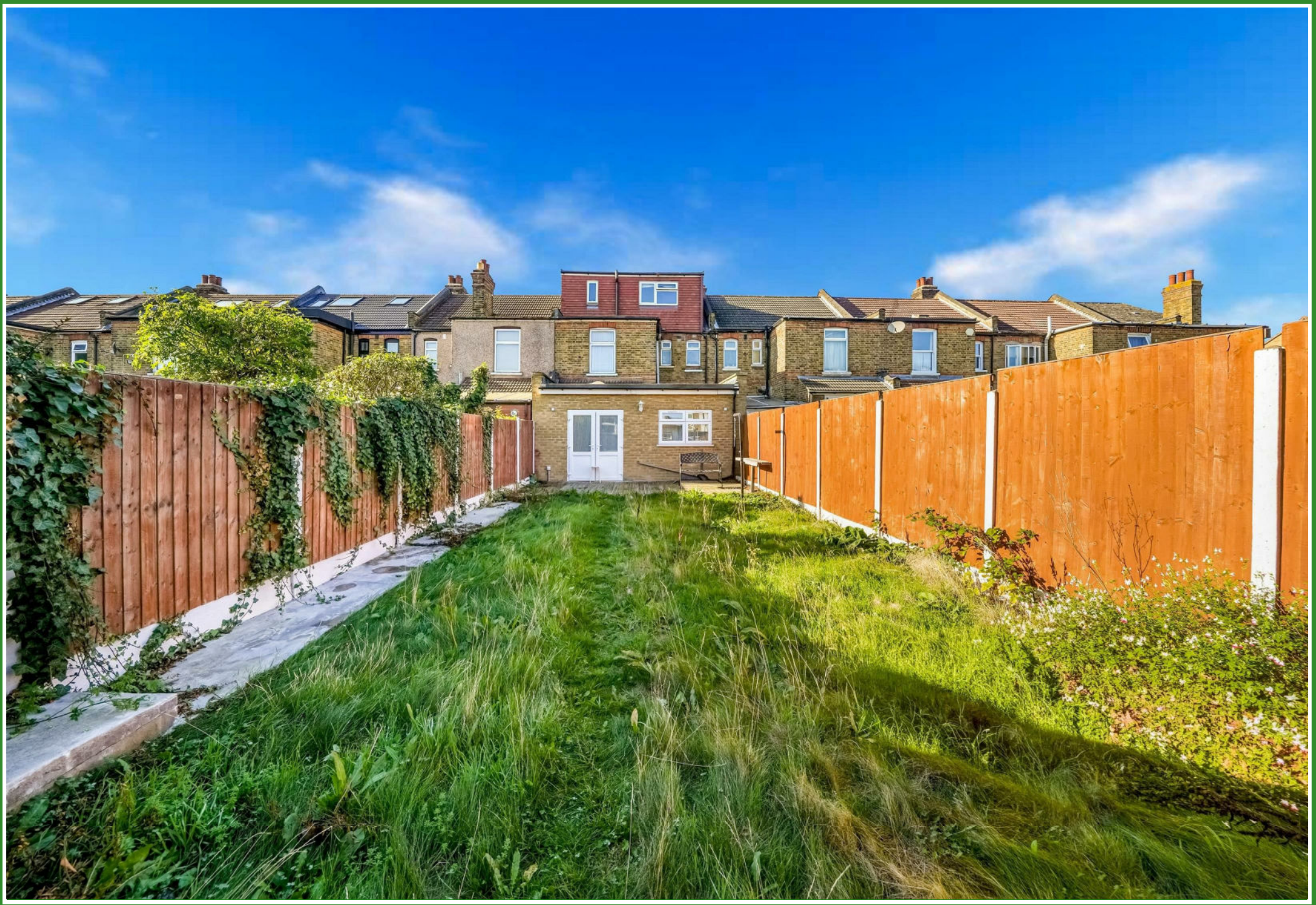


Sandra Davidson
ESTATE AGENTS

Water Lane, Ilford, IG3 9HE

£650,000

4 4 2 D



Water Lane

Ilford, IG3 9HE

£650,000



- EPC D
- Twp reception rooms
- Four Shower rooms
- Outbuilding
- Close to Elizabeth Line
- Four bedrooms
- Kitchen
- Utility room
- CHAIN FREE
- Local ameneties

Nestled in the charming area of Water Lane, Seven Kings, this splendid house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. Each of the four bathrooms is thoughtfully designed, ensuring convenience and privacy for all occupants.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Whether you wish to host gatherings or enjoy quiet evenings, these versatile areas cater to your lifestyle needs.

Additionally, the property includes parking for one vehicle, a valuable feature in this bustling neighbourhood.

This residence not only offers generous living space but also benefits from its prime location, making it an excellent choice for those looking to settle in a vibrant community. With its appealing layout and modern amenities, this house on Water Lane is a wonderful opportunity for anyone seeking a new home in Seven Kings.

ENTRANCE	
RECEPTION ONE	15'5" x 13'1" (4.70m x 4.00m)
OPEN PLAN LOUNGE	16'8" x 14'5" (5.10m x 4.40m)
BEDROO ONE	12'1" x 8'6" (3.70m x 2.60m)
EN-SUITE	9'2" x 4'7" (2.80m x 1.40m)
KITCHEN	10'2" x 9'2" (3.10m x 2.80m)
STAIRS TO FIRST FLOOR	
BEDROOM TWO	15'8" x 12'1" (4.80m x 3.70m)
BEDROOM THREE	13'5" x 10'9" (4.10m x 3.30m)
EN-SUITE	6'10" x 3'3" (2.10m x 1.00m)
FAMILY SHOWER ROOM	10'2" x 7'2" (3.10m x 2.20m)
UTILITY ROOM	8'6" x 6'10" (2.60m x 2.10m)
STAIRS TO SECOND FLOOR	







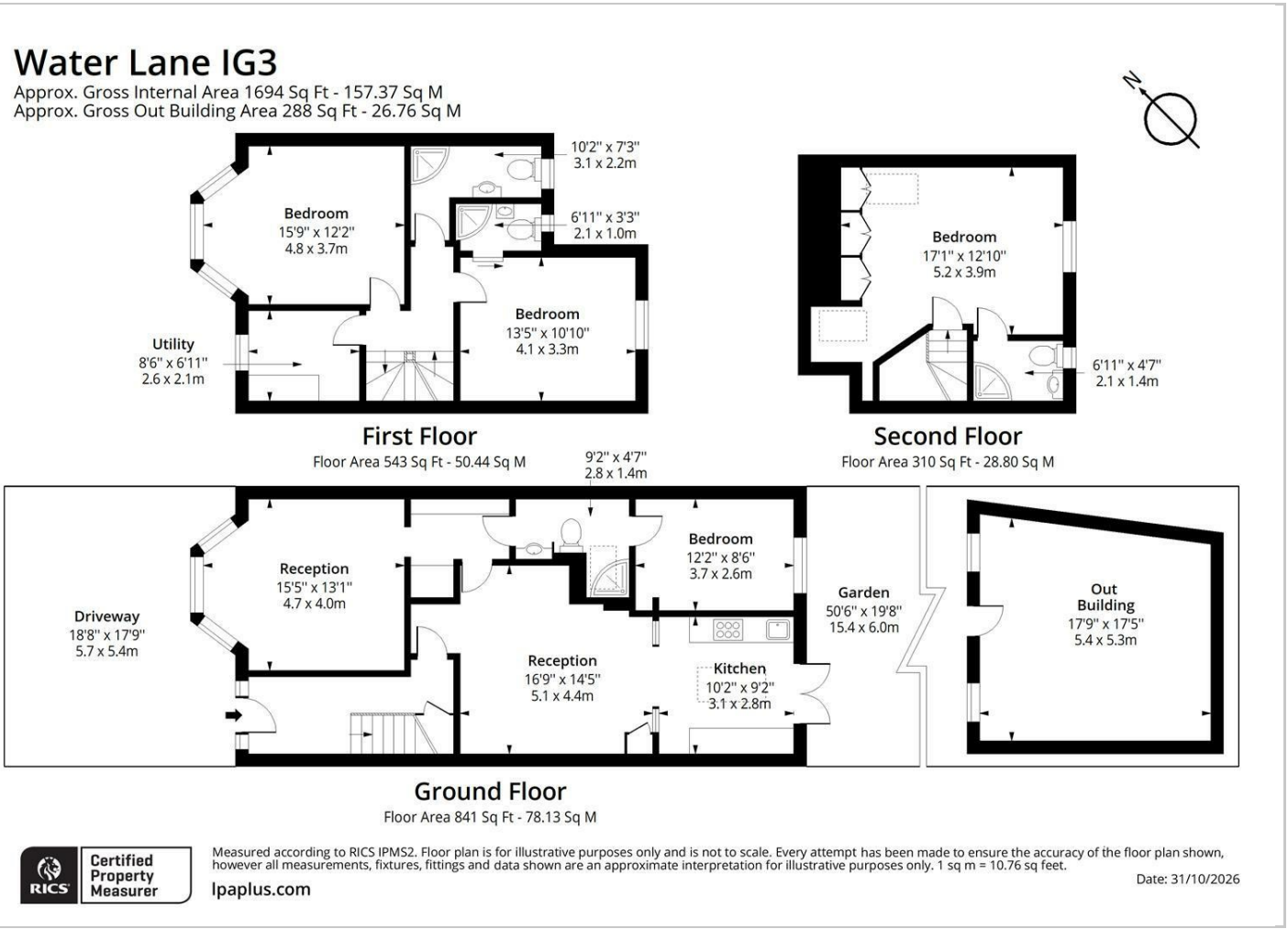
BEDROOM FOUR	17'0" x 12'9" (5.20m x 3.90m)
SHOWER ROOM	6'10" x 4'7" (2.10m x 1.40m)
EXTERIOR	50' (15.24m)
OUTBUILDING	17'8" x 17'4" (5.40m x 5.30m)
AGENTS NOTE	

Directions

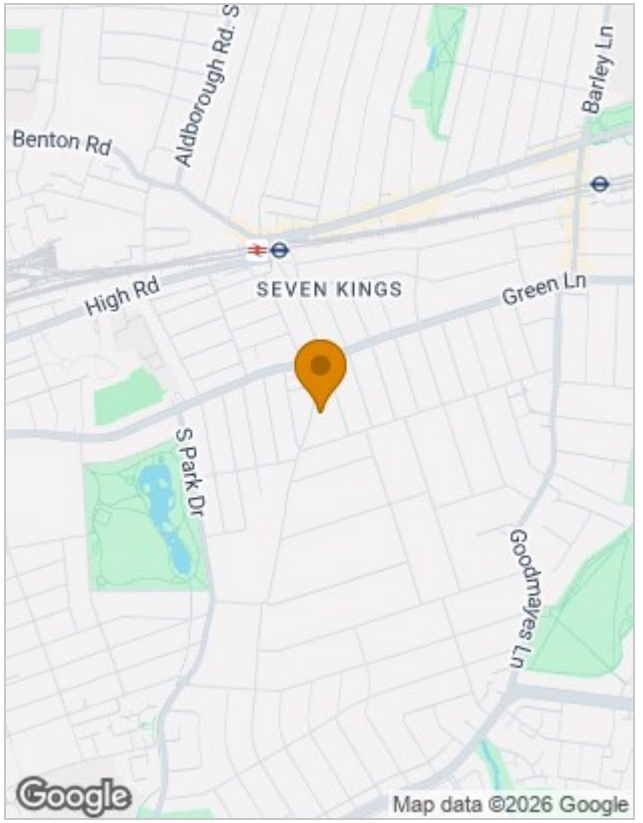




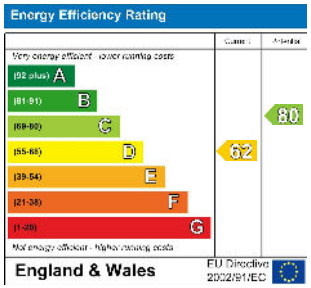
Floor Plans



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