

Sandra Davidson
ESTATE AGENTS

Charlbury Gardens, Ilford, IG3 9TU

Offers In Excess Of £525,000

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Charlbury Gardens

Ilford, IG3 9TU

- EPC RATING D
- Two reception rooms
- Dining area
- Close to local ameneties
- Three bedrooms
- Kitchen
- Family bathroom
- Public transport

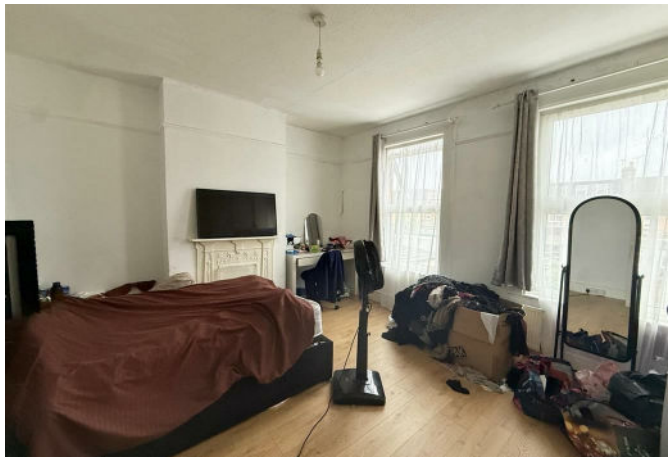
Nestled in the charming area of Charlbury Gardens, Seven Kings, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatility, making them perfect for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

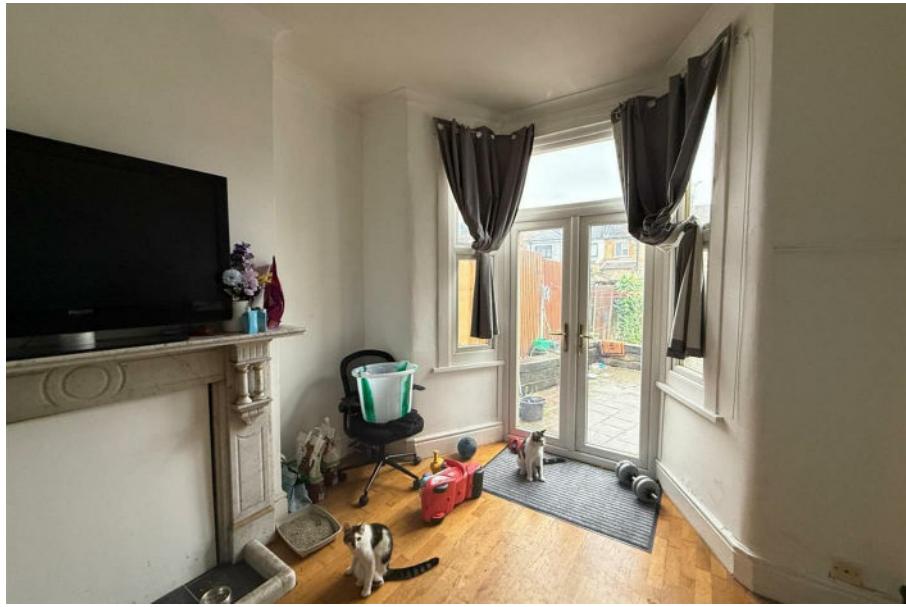
Charlbury Gardens is a sought-after location, known for its friendly community and proximity to local amenities. Residents will benefit from easy access to shops, schools, and parks, making it an ideal setting for family life.

This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this home in Seven Kings is a wonderful choice. Do not miss the chance to view this charming residence and envision your future in this lovely neighbourhood.

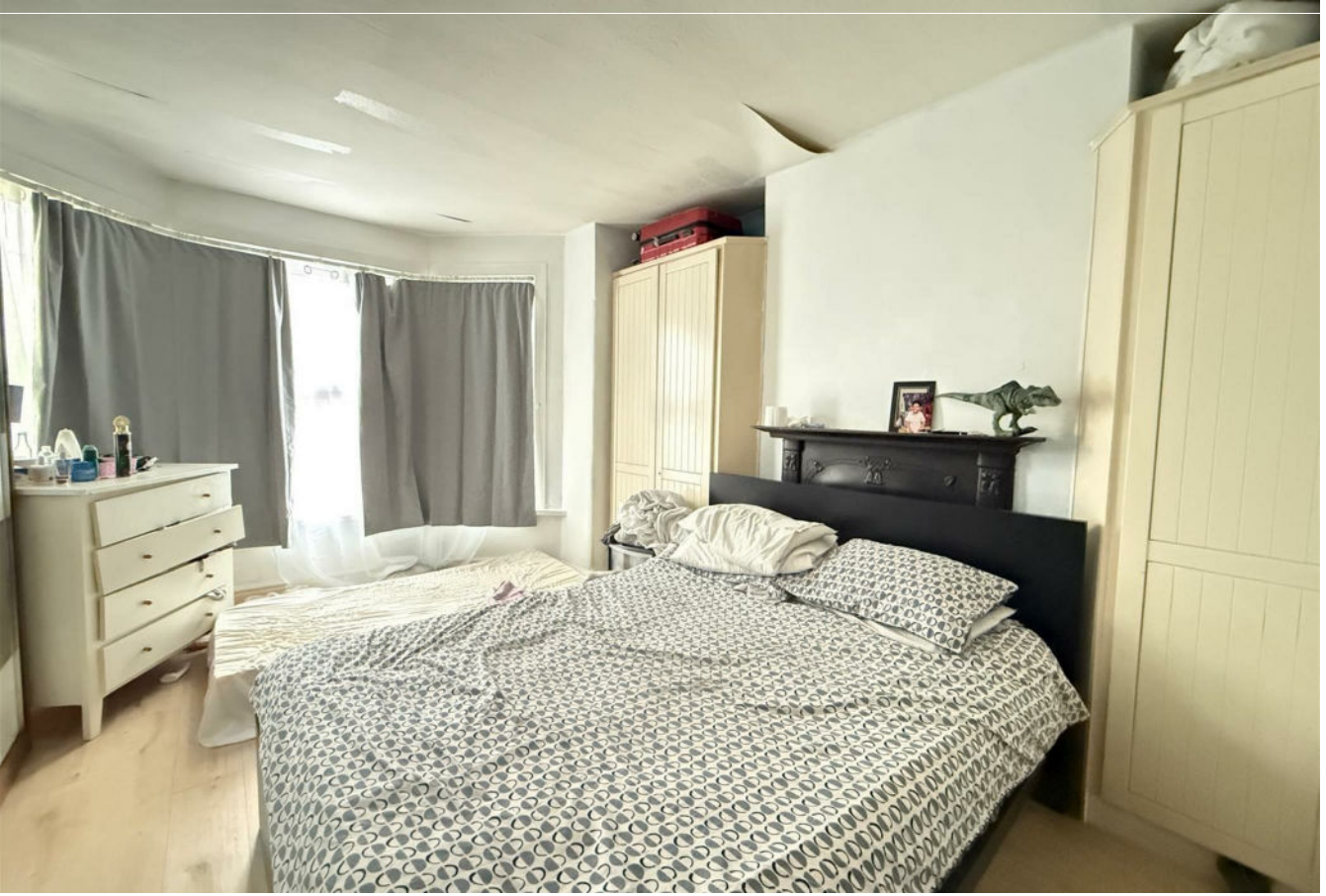




Offers In Excess Of £525,000



ENTRANCE	
LOUNGE	12'5" x 13'9" (3.80m x 4.20m)
RECEPTION TWO	12'0" x 10'2" (3.67m x 3.12m)
DINING AREA	13'9" x 9'3" (4.20m x 2.83m)
KITCHEN	12'5" x 5'10" (3.81m x 1.78m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	13'0" x 12'8" (3.98m x 3.87m)
BEDROOM TWO	13'0" x 12'6" (3.98m x 3.83m)
BEDROOM THREE	8'11" x 6'10" (2.74m x 2.10m)
BATHROOM	8'8" x 5'10" (2.66m x 1.78m)
EXTERIOR	50' (15.24m)
AGENTS NOTE	

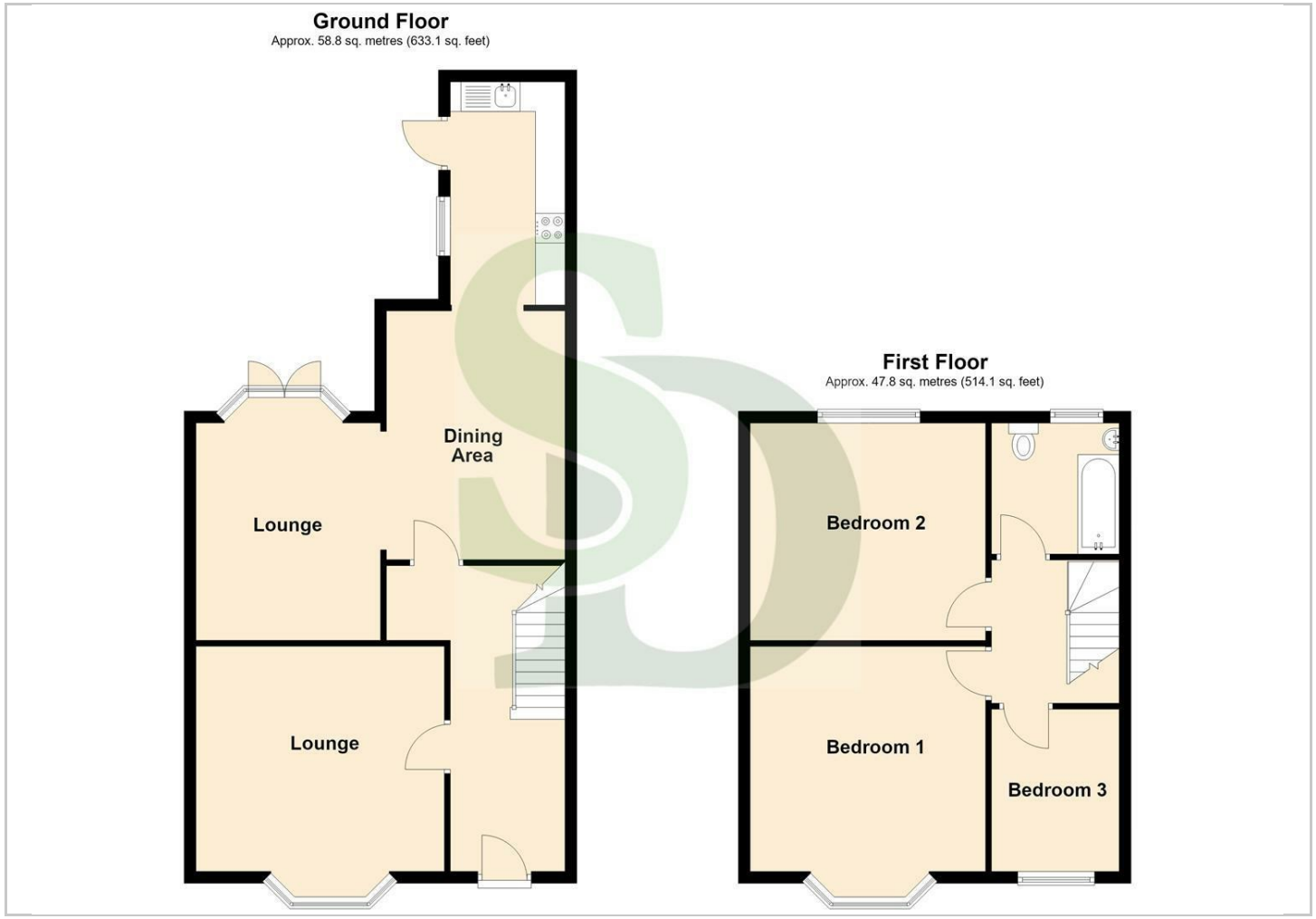


Directions

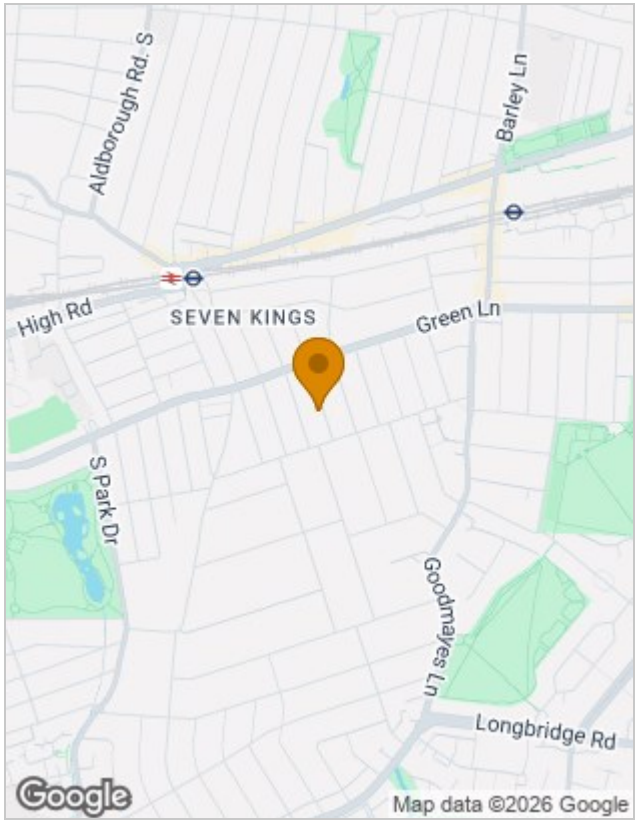




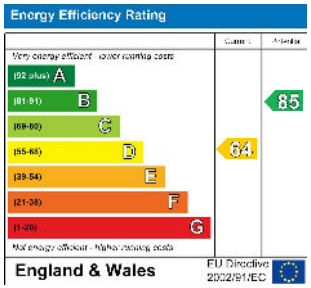
Floor Plans



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.

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