



Blenheim Avenue, Ilford, IG2 6JG

Offers in excess of £525,000

Sandra Davidson are pleased to present a wonderful opportunity to acquire this Maintained, family home situated on a highly sought after road in Gants Hill within walking distance to Gants Hill Central line stations, local shops and amenities. The property features a through lounge, fitted kitchen, three bedrooms, family bathroom, separate WC, large rear garden and off street parking to the front. The property is offered CHAIN FREE, can only be appreciated by an internal inspection and comprises:-

- Three Bedrooms
- Thjrough Lounge
- Fitted Kitchen
- Bathroom
- Separate w.c
- Double Glazed
- Large Rear Garden
- Chain Free
- Scope to Extend (s.t.p)





ENTRANCE

Glazed UPVC doors to entrance hall with fitted carpet, ceiling architrave, radiator, stairs to first floor, cupboard housing meters, door to:-

THROUGH LOUNGE 9.34m max into bay x 4.08m max into alcove (30'8" max into bay x 13'5" max into alcove)

Double glazed bay window to front, fitted carpet, ceiling architrave, two ceiling roses with inset light wall mounted storage, radiators, double glazed UPVC door to rear leading into rear garden.

KITCHEN 3.28m max x 3.15m (10'9" max x 10'4")

Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer unit, double glazed door to rear leading into garden, vinyl floor, wall mounted boiler, extractor hood.

FIRST FLOOR LANDING

Fitted carpet, light, fitted cupboard housing water cylinder and washing machine, doors to:

BEDROOM ONE 4.42m max into bay x 4.42m max into Cpb (14'6" max into bay x 14'6" max into Cpb)

Double glazed bay window to front, ceiling rose with inset light, fitted carpet, fitted cupboards, radiator.

BEDROOM TWO 3.60m x 3.46m max into Cpb (11'10" x 11'4" max into Cpb)

Double glazed window to rear, fitted carpet, fitted Cupboard, ceiling architrave, radiator, light

BEDROOM THREE 2.81m x 2.43m (9'3" x 8'0")

Double glazed window to front, fitted carpet, radiator, light, original stain glass window to rear.

FAMILY BATHROOM 2.46m x 1.60m (8'1" x 5'3")

Coloured suit comprising, Bathtub, pedestal hand wash basin, shower tray with shower over, vinyl flooring, fully tiled walls, double glazed window to rear, radiator, access to loft space

SEPARATE WC

Low level WC, double glazed window to rear, light, vinyl flooring.

EXTERIOR 25m (82'0")

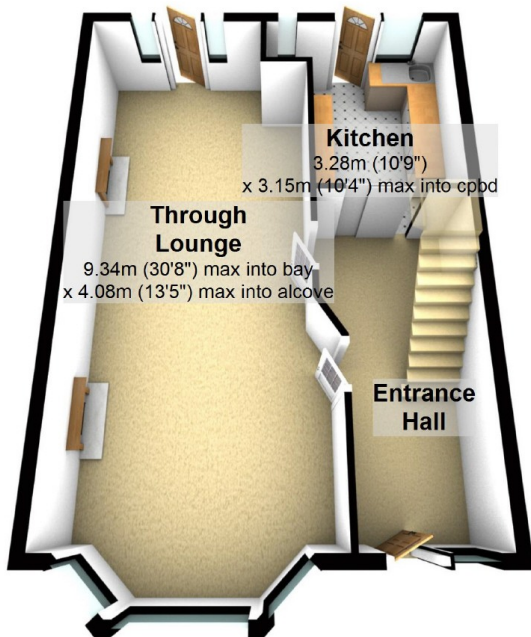
The rear garden is approximately 80' with paved area, remainder lawn, with shrub and flower bed borders.





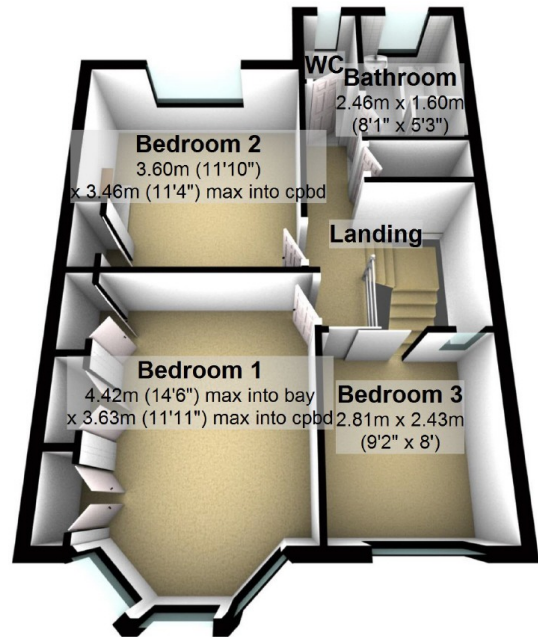
Ground Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



Total area: approx. 103.3 sq. metres (1111.8 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradavidson.com
Plan produced using PlanUp.