



## Aberdour Road, Ilford, IG3

**A MUST LOOK.....EXCELLENT CONDITION THREE BEDROOM GROUND FLOOR FLAT.**

Orange Square Estate Agents are pleased to present this well maintained three bedroom ground floor flat which have been extended to rear. The property is situated within walking distance of Goodmayes Station (Cross rail - TFL Rail - Zone 4). The property benefits from being close to local amenities such as schools, shops and public transport giving further access to Ilford Town Central. The accommodation comprises: three bedrooms (one with en-suit) , spacious kitchen/diner, family bathroom. The property also benefits from gas central heating, double glazing, driveway and brick built outbuilding consisting of three rooms and kitchen. Ideal family home, early viewing highly recommended.

CHAIN FREE

**Offers in Excess**  
**£439,995**



**Entrance:- Via front garden wooden glazed door leading to:**

**Communal hallway leading to:**

**Kitchen /Dinner 27'7" x 17'7"**

**Free skylight window, fitted kitchen comprising of wall and base units with granite work surfaces integrated cooker and overhead extractor fan, Ireland breakfast with incorporated sink with mixer tap, patio doors to the rear.**

**Brick built outbuilding consisting of:**

**Room One: 11'5" x 11'4"**

**Double glazed window to front aspect, laminate flooring and power points to remain**

**Room Two: 11'5" x 9'4"**

**Double glazed window to front aspect, laminate flooring and power points to remain**

**Room Three: 11'5" x 6'5"**

**Laminate flooring and power points to remain**

**Kitchen consisting of work top with incorporated double drain sink**

**Bedroom One: 18'2" x 11'2"**

**Double-glazed square bay window to front, wood flooring, radiator and power points to remain.**

**En-suite compromising of low flush WC, pedestal sink with taps, shower cubicle, fully tiles walls and floor**

**Bedroom Two: 10'5' x 11'2"**

**Double-glazed window to front, wood flooring, radiator and power points to remain.**

**Bedroom Three: 18'7" x 10' 9"**

**Double-glazed window to rear, wood flooring, radiator and power points to remain.**

**Bathroom:**

**Three piece suite, compromising of low flush WC, bath with side panel taps, glass panel shower pedestal sink with taps, fully tiled walls and floor.**

**Rear Garden Approximately 30ft**



# **Misrepresentation Act 1991**

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