



Aberdour Road, London, Ilford, IG3

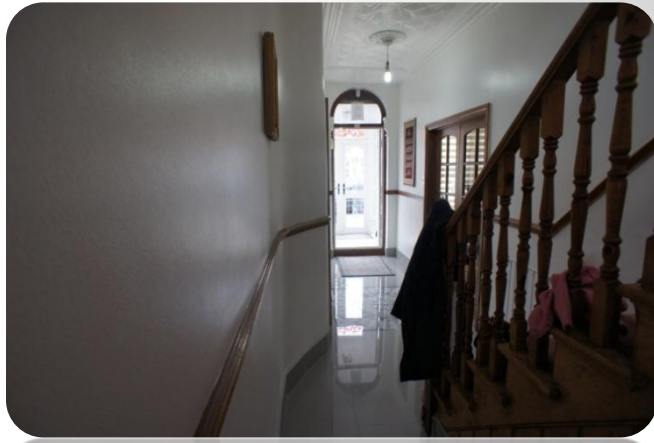
**A MUST LOOK.....EXCELLENT CONDITION SIX BEDROOM SEMI DETTACHED
HOUSE.**

Orange Square Estate Agents are pleased to present this well maintained semi detached house 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: six bedrooms (one with en-suit) , two reception rooms, spacious kitchen/diner, ground floor shower room and first floor family bathroom. The property also benefits from gas central heating, double glazing, four cars driveway and brick built outbuilding. Ideal family home, early viewing highly recommended.

Offers in Excess

£899,995

freehold



First Floor Landing

Laminate flooring to remain, doors to:

Bedroom One: 15'3" x 11'7"

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

Bedroom Two: 15'9' x 10'9"

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

Bedroom Three: 11'9" x 6' 4'

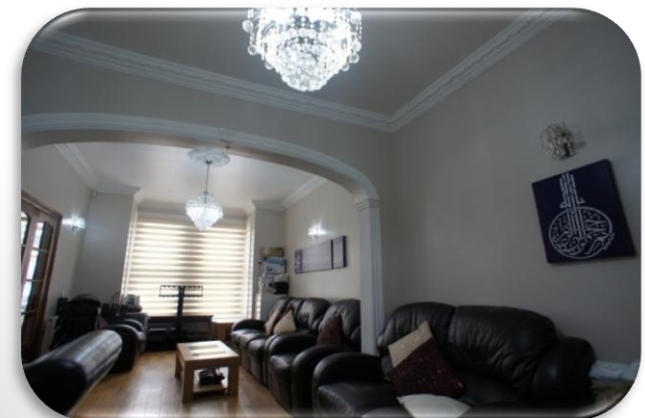
Double-glazed window to rear, radiator and wood flooring to remain.

Bedroom Four: 11'3" x 9' 4'

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

Bathroom:

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



Entrance:- :- Via front garden double glazed door leading to porch, to

Further internal hallway leading to

Reception One: 17'51" x 11'15"

Double glazed square bay window to front aspect, wooden floor, radiator and power points to remain

Reception Two: 26'29" x 11'40"

Double glazed window to front aspect, wooden floor, radiator and power points to remain

Kitchen /Dinner 26'86 'x18'60'

Free skylight windows, fitted kitchen comprising of wall and base units with granite work surfaces over, incorporating double bowl sink/drainers, Ireland breakfast with incorporated gas hob and overhead extractor fan, patio doors to the rear.

Shower Room / Wet room comprising of wash hand basin, low flush w.c. and fully tiled walls and floor.

Misrepresentation Act 1991

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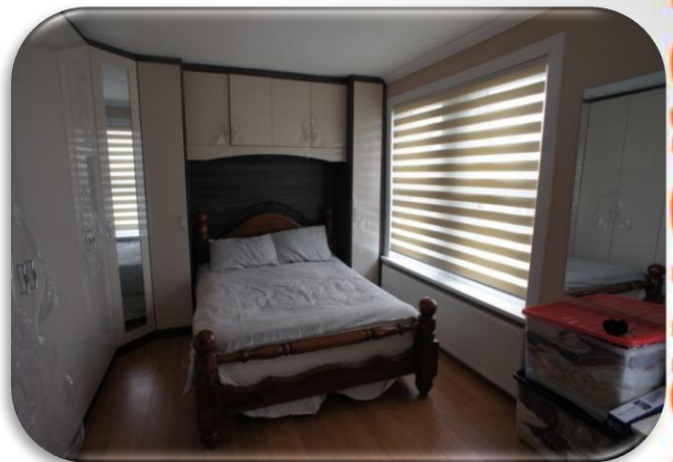
Stairs To Second Floor – landing to:

Bedroom Five -10' x 11'3' - Double glazed velux style window to front, double glazed window to rear, wood flooring and radiator to remain.

Bedroom Six : 10'4x 10'.1'- Double glazed window to rear, velux style window to front, wood flooring, radiator to remain

Bathroom - Three piece suite comprising of: bath with sided panel tap, wash hand basin and low flush w.c. fully tiled walls and floor, double glazed window to rear and heated towel rail.

Exterior – Four cars driveway. The rear garden is approximately 40 ft'. Brick built outbuilding.



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