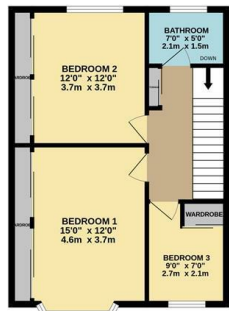
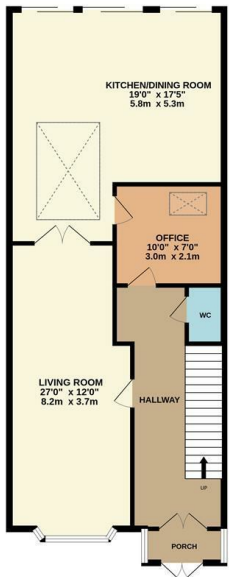




GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide for the prospective purchaser. The agent, its agents and its agents shall not be held liable and no guarantee as to their accuracy or efficiency can be given.
Made with Mapbox 10/2020

Council: Redbridge | Council Tax Band: D | Floor Area: 1216.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates



CHURCHILL
estates

Devonshire Road, Ilford, IG2 7EW
Offers In Excess Of £615,000 Freehold
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**



Location:

Devonshire Road is a very sought-after location. Its close proximity to Seven Kings station (Elizabeth Line) , Newbury Park station (Central Line) , and the A12 makes commuting into the city a breeze. Only a 10 minute walk away you will find Seven Kings Primary and Secondary school both have outstanding ofsted reports and are highly sought after. Just a short drive away, you are within easy reach of amenities such as M&S, Aldi, and Sainsbury's, as well as having a local grocery store at the bottom of the street. There's plenty to do nearby; for example, you are spoilt for choice with the number of parks and recreational grounds, sports clubs, and facilities.

Interior:

This home has been well designed and cared for by the current homeowners. On entrance, you are warmly welcomed through the double oak glass doors into the entrance hall, where you will find a ground-floor cloakroom and storage under the stairs. The living room boasts ample natural light, benefits from high ceilings, and is complete with a cozy log burner. Leading through to the rear, you are presented with a fully fitted kitchen complete with underfloor heating and a skylight. This space is great for having guests over and hosting dinner parties. There is also an office area, which could also be used as a guest bedroom. On the first floor, you will find three sizeable bedrooms, all with fitted wardrobes, a modern family bathroom, and an additional storage cupboard. The loft has been fully boarded and insulated, it has also been carpeted. You can easily convert this space with the necessary planning permissions.

Exterior:

To the front of this family home, you are presented with off-street parking and street parking. Accessed via the kitchen through the bi-fold doors, you will find a low-maintenance rear garden, which benefits from a decked pergola area that can be used for having BBQ's and entertaining guests. To the back of the garden is an outbuilding, this can be used as a gym area, study or relaxation space, this space also offers plenty of storage.

