



Gyllyngdune Gardens, Ilford IG3 9HY

Guide price £875,000

UNDER OFFER

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS AMAZING BUNGALOW !

Birchills Estate Agents are very pleased to present the sales market this beautiful five bedroom detached bungalow in the heart of the sought after bungalow estate.

The ground floor of this wonderful home boasts huge open plan living and dining areas. There is a downstairs WC, separate utility room, a beautifully presented luxury kitchen with integrated appliances, and a sky lighted breakfast island leading out to a beautiful private garden.

The ground floor also offers two double bedrooms and a family bathroom.

The first floor offers a further two large double bedrooms, en-suite shower room, and a single bedroom.

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Kitchen/Diner/Living
39'3" x 27'1" (11.98 x 8.28)



Kitchen/Diner/Living



Kitchen/Diner/Living



Kitchen/Diner/Living



Kitchen/Diner/Living



Kitchen/Diner/Living



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Utility Room
8'11" x 7'4" (2.72 x 2.26)



Bedroom 2
12'2" x 12'6" (3.71 x 3.83)



WC
7'3" x 3'0" (2.21 x 0.92)



Bedroom 3
11'6" x 19'4" (3.52 x 5.91)



Bedroom 1
16'7" x 11'7" (5.08 x 3.54)



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En Suite
7'4" x 3'4" (2.25 x 1.02)



Bedroom 5
10'8" x 19'6" (3.26 x 5.96)



En Suite



Bathroom
8'9" x 6'7" (2.67 x 2.03)



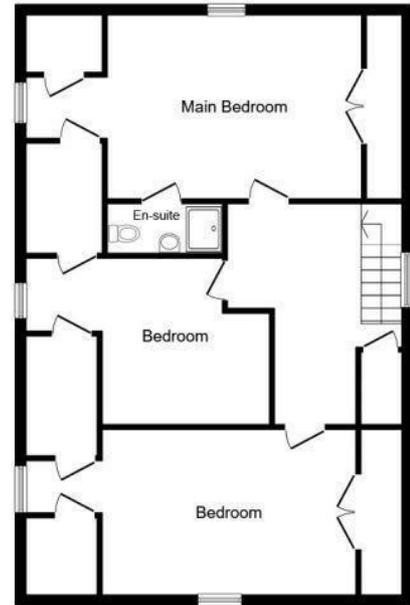
Bedroom 4
8'8" x 14'5" (2.66 x 4.41)



Landing
11'3" x 12'4" (3.44 x 3.77)



Ground Floor



First Floor

Total floor area 216.8 sq.m. (2,333 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		74
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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