



Sandhurst Drive, Ilford, IG3 9DB

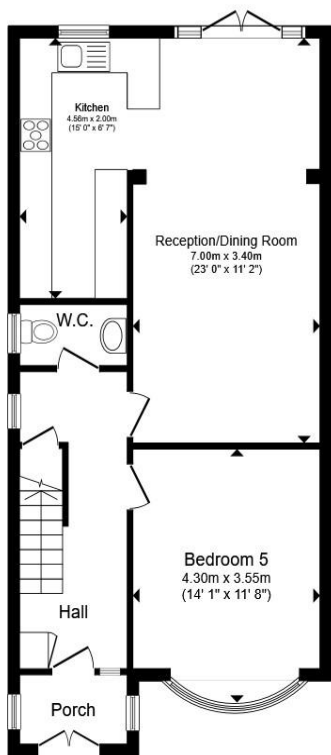
welcome to

Sandhurst Drive, Ilford

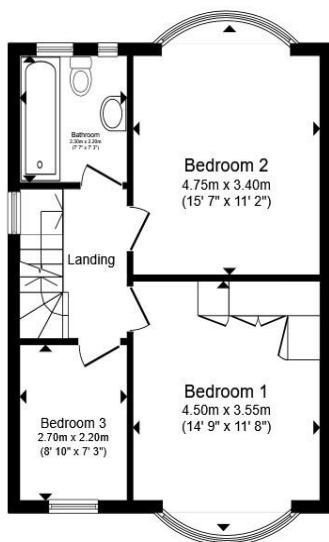
GUIDE PRICE: £700,000 - £725,000

Stunning Four/Five Bedroom House with Two Reception Rooms, Two Bathrooms, an Outbuilding and Driveway, situated just off Longbridge Road and with easy access to Barking and Upney Stations, Bus Routes, Local Schools and Amenities.

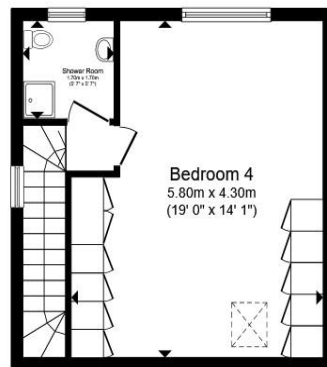




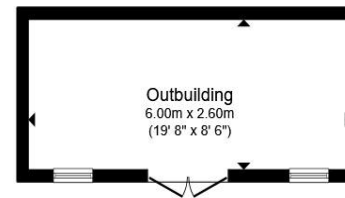
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 142.1 m² (1,530 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.propertybox.io



Porch

Hall

Kitchen

15' x 6' 7" (4.57m x 2.01m)

Reception/Dining Room

23' x 11' 2" (7.01m x 3.40m)

**Reception Two/Bedroom
Five**

14' 1" into Bay x 11' 8" (4.29m into Bay x 3.56m)

Wc

Garden

Bedroom One

14' 9" into Bay x 11' 8" (4.50m into Bay x 3.56m)

Bedroom Two

15' 7" into Bay x 11' 2" (4.75m into Bay x 3.40m)

Bedroom Three

8' 10" x 7' 3" (2.69m x 2.21m)

Bathroom

7' 7" x 7' 3" (2.31m x 2.21m)

Bedroom Four (loft)

19' Max x 14' 1" Max (5.79m Max x 4.29m Max)

Shower Room (loft)

5' 7" x 5' 7" (1.70m x 1.70m)

Outbuilding

19' 8" x 8' 6" (5.99m x 2.59m)

welcome to

Sandhurst Drive, Ilford

- WILLIAM H BROWN BARKING EXCLUSIVE
- FOUR/FIVE BEDROOM HOUSE
- OFF STREET PARKING
- LOFT CONVERSION
- BATHROOM, SHOWER ROOM & WC

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BKG105678



Property Ref:
BKG105678 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
**Porter
Glenny**



020 8594 3017



barking@williamhbrown.co.uk



3 Faircross Parade, Longbridge Road,
BARKING, Essex, IG11 8UN



williamhbrown.co.uk