

Fairway Gardens, Ilford, IG1

Offers Over **£575,000**

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Situated within walking distance of the shops, cafés and restaurants along Ilford Lane, and conveniently located for Ilford and Barking stations, this beautifully presented three-bedroom end-of-terrace house offers approximately 1,183 sq. ft. of well-appointed living space. The property features a spacious through lounge/dining room, an impressive kitchen/breakfast room, two bathrooms, off-street parking and a well-maintained rear garden. The home is also ideally positioned for several highly regarded local schools, while nearby Loxford Park provides an excellent selection of leisure facilities and green open spaces.

Upon entering the home, you are greeted with a welcoming entrance hallway with stairs rising to the first floor.

Drawing light from a walk-in bay window to the front elevation, the spacious through lounge measures approximately 28'11 x 11'10 maximum, providing ample space for comfortable seating and a large dining table and chairs. Tastefully decorated in soft green tones, the room features decorative ceiling cornicing and wood flooring throughout, creating a wonderful setting for everyday family living and entertaining.

Spanning the rear of the home, the kitchen / breakfast room measures an impressive 18'4 x 17'8 maximum. The beautifully appointed kitchen comprises an extensive range of light grey wall and base units, contrasting work surfaces and integrated cooking appliances. A substantial central island provides further storage and breakfast bar seating, while overhead spotlights and wide sliding doors overlooking the garden flood the room with natural light.

Completing the ground floor accommodation is a contemporary shower room, comprising a walk-in shower, wash hand basin and W/C.

Heading upstairs, there are two double bedrooms and a further large single bedroom. Positioned to the front of the home, the principal bedroom measures 13'5 x 9'9 maximum and enjoys a bay window and an extensive range of fitted wardrobes. The second bedroom measures 11'7 x 11'3 maximum and also benefits from fitted storage, while bedroom three measures 9'6 x 6'8 accommodating a small double bed.

Rounding off the internal layout is the family bathroom, fitted with a bath with an overhead shower, wash hand basin and W/C, complemented by neutral tiling and a heated towel rail.

Externally, the property enjoys a paved frontage, offering off street parking.

Measuring approximately 45' in length, the well-maintained rear garden commences with a paved patio, providing an ideal setting for outdoor dining. The remainder is predominantly laid to lawn, bordered by established planting, with a timber storage shed positioned towards the rear.

Viewing is highly recommended to fully appreciate all this home has to offer.













- Three Bedrooms
- End of Terrace House
- Approximately 1,183 Sq. Ft. of Accommodation
- Extended To The Rear
- Beautifully Presented Throughout
- Stunning Kitchen
- Gorgeous Ground Floor Shower Room
- Well-Maintained Rear Garden Measuring Approximately 45'
- Off-Street Parking
- Within Easy Reach Of Ilford & Barking Stations, Local Schools & Loxford Park

According to the vendor:

Heating: Gas

Broadband: Connected, with Sky

Mobile Coverage: Good signal, no known issues

Sewerage: Mains

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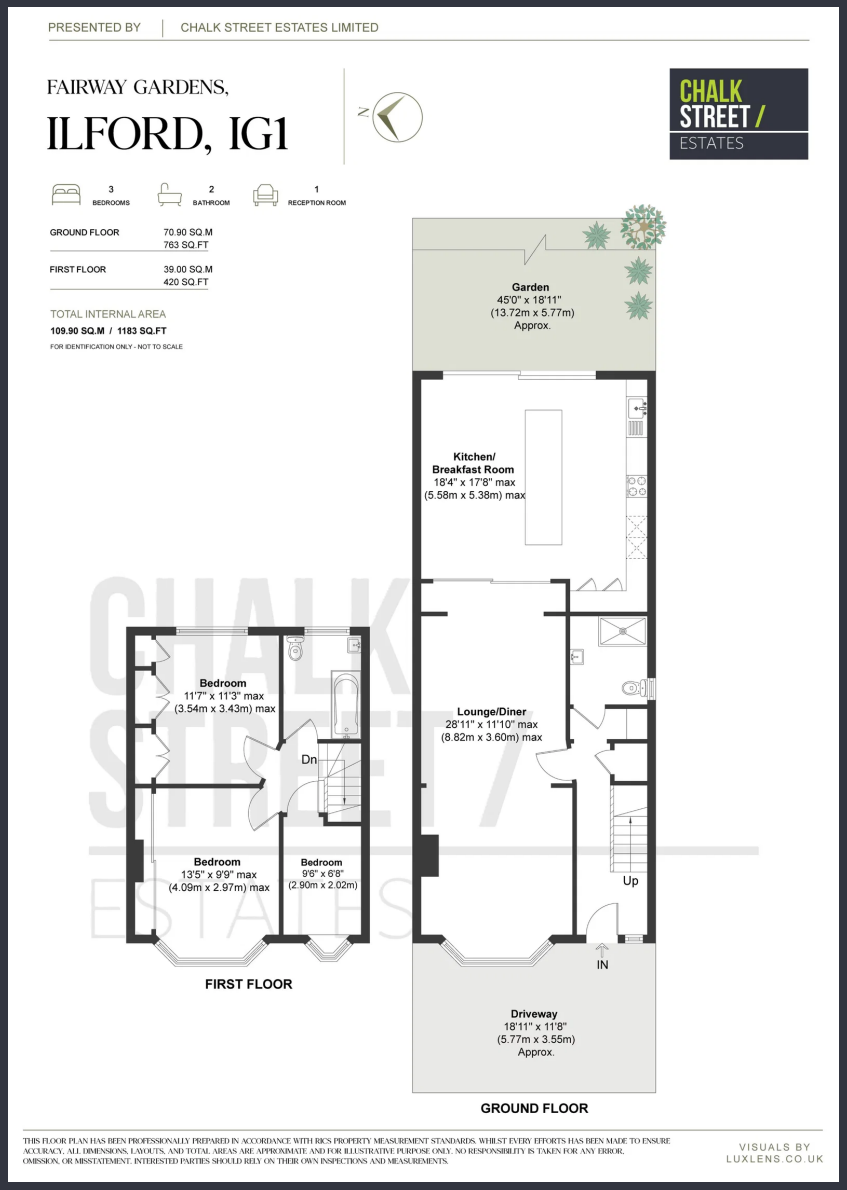

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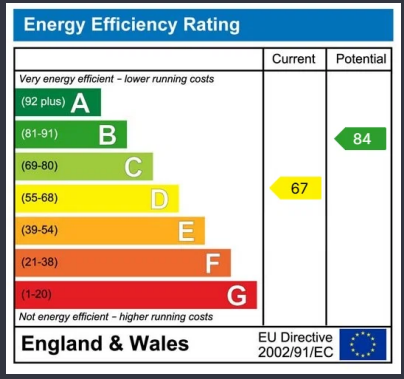

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