



Dovedale Avenue, Ilford, IG5

£625,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

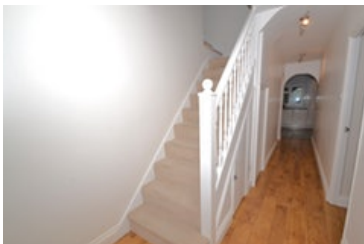
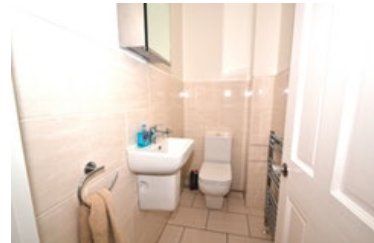
GUIDE PRICE - £625,000 - £650,000 LARGE FOUR BEDROOM SEMI-DETACHED HOUSE HouseSimple is pleased to present to the market this 4 bedroom recently refurbished semi-detached house in Ilford. This sought-after area benefits from being in close proximity to "outstanding" s

Key features:

- Refurbished
- Basement
- Close to good schools
- Plenty of local amenities
- Close to popular Grammar School
- Cross Rail
- Underground Stations

Extra info:

- **Council Tax:** Band D (£1476.09 per-annum)
- **Chain Position:** Currently looking
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



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LARGE FOUR BEDROOM SEMI-DETACHED HOUSE

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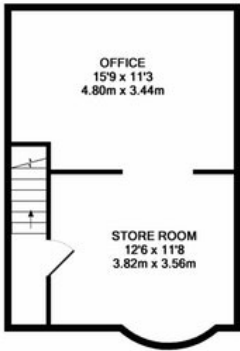
This sought-after area benefits from being in close proximity to “outstanding” schools including Park Hill Primary and Ilford County Grammar for Boys, as well as plenty of local amenities. Local transport links include Barkingside and Fairlop Underground and direct bus routes to Cross Rail, Ilford Station, due to open in 2019.

Downstairs there are 2 reception rooms containing a bright, spacious lounge and a stunning, modern kitchen/diner as well as a large utility room and downstairs WC. Upstairs provides 4 bedrooms, 3 of which are double with the 4th still being a good sized single. The master bedroom also includes an en-suite shower room. Further to this, there is a large family bathroom and plenty of storage space in the basement.

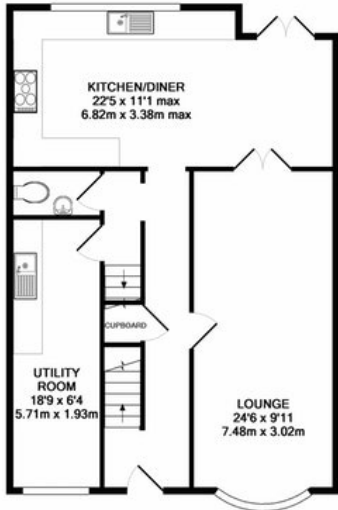
The driveway has room for 3 cars and there is the added benefit of a single garage / utility room. The rear garden has been landscaped to provide three terraced levels; a patio area for al fresco dining, lawn with flower beds and the lowest level offering a large patio area.

Viewing is essential to appreciate the spaciousness of this property so contact HouseSimple now to arrange a viewing!

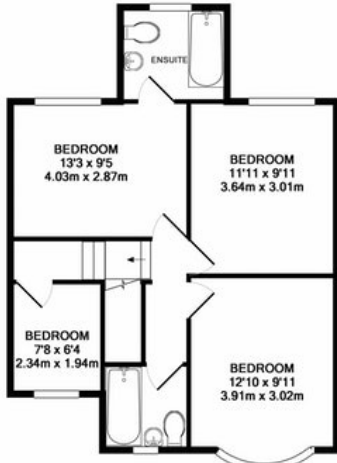
Floor plan:



BASEMENT
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)




GROUND FLOOR
APPROX. FLOOR
AREA 733 SQ.FT.
(68.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1648 SQ.FT. (153.1 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate


35, Dovedale Avenue, ILFORD, IG5 0QG

Dwelling type: Semi-detached house	Reference number: 8803-2112-6229-7327-8453
Date of assessment: 29 April 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 April 2015	Total floor area: 143 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

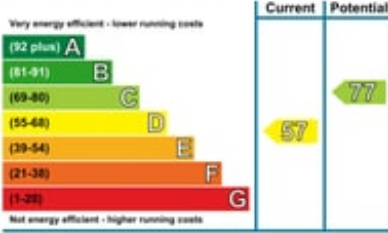
Estimated energy costs of dwelling for 3 years:	£ 4,188
Over 3 years you could save	£ 1,338

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 225 over 3 years	<div style="background-color: #4f7942; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 1,338 over 3 years </div>
Heating	£ 3,429 over 3 years	£ 2,286 over 3 years	
Hot Water	£ 336 over 3 years	£ 339 over 3 years	
Totals	£ 4,188	£ 2,850	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,041
2 Floor insulation (suspended floor)	£800 - £1,200	£ 135
3 Low energy lighting for all fixed outlets	£220	£ 162

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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