



Littlemoor Road,

£700,000



Reeds Rains

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Littlemoor Road, Ilford, Essex
£700,000

Reeds Rains of Ilford are delighted to offer this Five/Six bedroom Double Fronted Home close to the South Park not far from Central Ilford and proposed Crossrail. The space on the ground and first floor in our opinion is truly amazing, with three impressive reception rooms, furthermore the kitchen/diner extension extends across the width of the rear elevation with a fine selection of kitchen cabinets. On the first floor the sellers have created a double sized Master Bedroom extending front to back. Viewing advised to appreciate the extensive accommodation offer to potential purchasers.

PORCH

Doors from porch.

ENTRANCE LOBBY

Stairs up to first floor.

SITTING ROOM

4.53m (Into Bay) x 3.40m (14'10" (Into Bay) x 11'2")

Bay window to front.

REAR RECEPTION ROOM

3.69m x 3.45m (12'1" x 11'4")

Opens to dining area.

KITCHEN / DINING ROOM

4.00m (Into recess) x 8.98m (Overall) (13'2" (Into recess) x 29'6" (Overall))

Door and windows to rear elevation, fitted kitchen with some fitted appliances, sink unit, tiled floor, space for dining table, wall mounted boiler.

SHOWER ROOM/WC

Door from hall, wc, hand basin, shower tray and fittings.

FAMILY ROOM

6.90m (Into bay) x 3.63m (22'8" (Into bay) x 11'11")

Bay window to front.

FIRST FLOOR LANDING

Window to front, stairs to upper floor.

BEDROOM

7.43m x 3.61m (24'4" x 11'10")

Bay window to front, window to rear.

BEDROOM

4.40m (Into bay) x 3.31m (14'5" (Into bay) x 10'10")

Bay window to front.

BEDROOM

3.68m x 3.29m (12'1" x 10'9")

Window to rear.

BATHROOM/WC

2.42m x 1.97m (7'11" x 6'6")

Window to rear, bath, wc, hand basin.

SECOND FLOOR LANDING

Stairs up from first floor.

BEDROOM

5.40m x 3.66m (17'9" x 12'0")

Skylight to rear.

BEDROOM

3.25m x 3.91m (10'8" x 12'10")

Skylight to rear.

OUTSIDE

REAR GARDEN

Commences with a raised decking area with steps down to a garden mainly laid to lawn.

FRONT GARDEN

Low wall retains path to porch.

DIRECTIONS

From South Park Road Ilford turn into Golfe Road and then Littlemoor road is the first turning.

FLOORPLAN

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their



For full EPC please contact the branch

accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

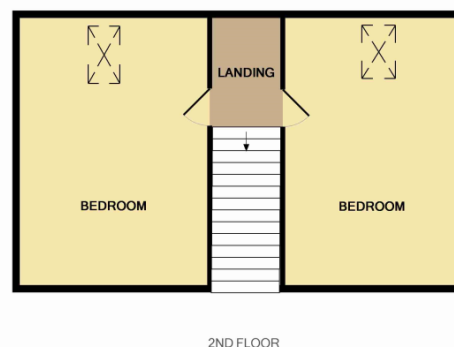
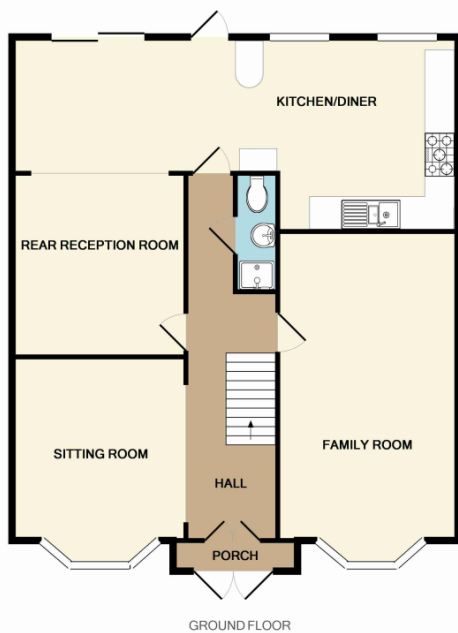
All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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