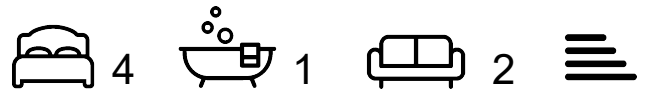




Pembroke Road

Ilford, IG3 8PQ

Guide Price £640,000 - £660,000



- FOUR BEDROOMS
- KITCHEN
- REAR GARDEN
- CLOSE PROXIMITY TO AMENITIES
- TWO RECEPTIONS
- GROUND FLOOR BATHROOM
- LOCATED FOR SEVEN KINGS STATION

Pembroke Road

Iford, IG3 8PQ

Guide Price £640,000 - £660,000



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Well presented spacious four bedroom house arranged over two storeys on a residential turning in Seven Kings. Boasting a thoughtfully extended kitchen/dining area providing a fantastic setting to entertain guests. Rear garden leading to storage shed. On the first floor there are four bedrooms. Located excellently for Seven Kings station, with schools and amenities in close proximity.

RECEPTION ONE

15'6" x 14'1" (4.72m x 4.29m)

Well presented bright and airy reception area with large double glazed bay window flooding the room with natural light, wood effect laminated flooring.

RECEPTION TWO

20'2" x 12'5" (6.15m x 3.78m)

Good size dining area leading into kitchen, wood effect laminated flooring.

KITCHEN

11'4" x 8'1" (3.45m x 2.46m)

Range of wall and base units, roll top work surface with sink and drainer, gas hob, oven and grill, extractor hood, double glazed window and door to garden.

BATHROOM

9'1" x 7'2" (2.77m x 2.18m)

Three piece suite comprising of panelled bath, low flush w.c, wash hand basin, double glazed window.

GARDEN

Good size garden, mainly paved with brick shed to rear.

FIRST FLOOR LANDING

Access to all first floor rooms.

BEDROOM ONE

15'10" x 11'1" (4.83m x 3.38m)

Good size bedroom with double glazed bay window. wood effect laminated flooring.

BEDROOM TWO

12'3" x 11'1" (3.73m x 3.38m)

Double glazed window. wood effect laminated flooring.

BEDROOM THREE

9'8" x 8'9" (2.95m x 2.67m)

Double glazed window. wood effect laminated flooring.

BEDROOM FOUR

9'2" x 8'9" (2.79m x 2.67m)

Double glazed window. wood effect laminated flooring.

Floorplan







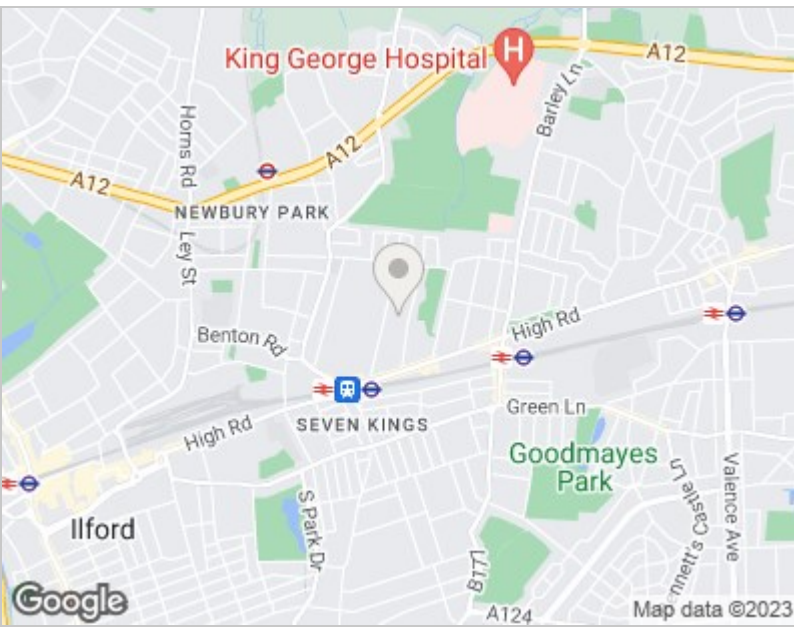
Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

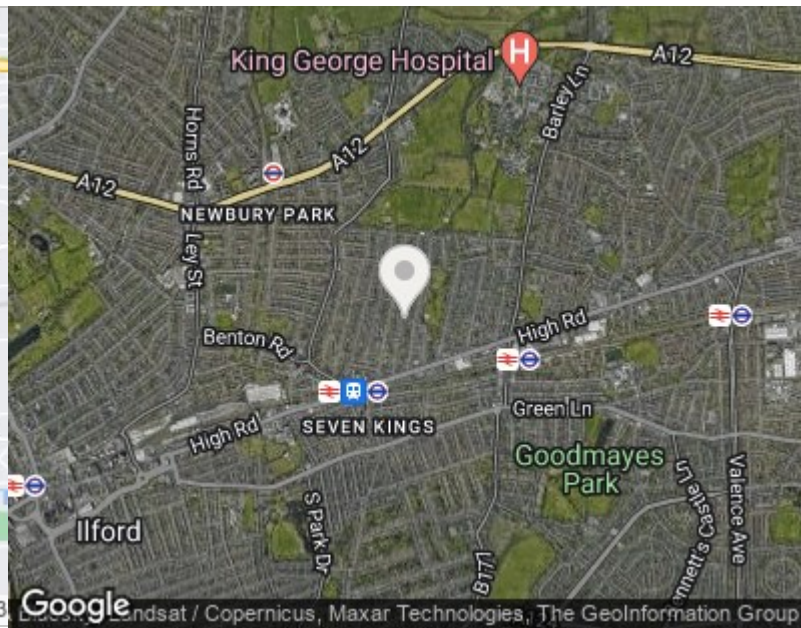
Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS[®]

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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