



HUNTERS[®]

HERE TO GET *you* THERE

Eastern Avenue, Ilford, Essex, IG2 7RX

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Offers In The Region Of £1,000,000

This larger than average family home boasting over 2500 SQ FT of spacious living accommodation which include six double bedrooms, is situated moments away from Newbury Park Underground (Central Line). The property on offer has been thoughtfully designed to cater for those looking to buy with extended family, or future investment. From the very moment you step into the house you are welcomed by a large hallway, with high ceilings. The property has been extended in every possible way including a double side extension, rear extension which accommodates an L-Shaped kitchen Living room, and a further study room/bedroom seven. Further more the basement has been excavated to create a lovely bedroom area with fully fitted wardrobes. The first floor boast four more bedrooms and the main family bathroom. The pretty landscaped gardens leads onto a fabulous out house, which has full plumbing for shower and wc, currently this room is being used an office, cinema room and a great place to chill and relax. On the whole this is a property must be viewed to fully appreciate the style, character and accommodation on offer.

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Approximate Gross Internal Area 2679 sq ft - 248 sq m

Lower Ground Floor Area 219 sq ft – 20 sq m

Ground Floor Area 1444 sq ft – 134 sq m

First Floor Area 669 sq ft – 62 sq m

Outbuilding Area 347 sq ft – 32 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

LOWER GROUND FLOOR

BEDROOM SIX

18'8" x 9'6"

GROUND FLOOR

STUDY/BEDROOM SEVEN

17'6" x 6'10"

LOUNGE

26'8" x 12'

DINING ROOM

26'8" x 9'2"

KITCHEN

10'7" x 7'10"

CONSERVATORY

16'6" x 11'1"

BEDROOM FIVE

19' x 12'11"

BATHROOM

W.C

FIRST FLOOR

BEDROOM ONE

13'3" x 12'

BEDROOM TWO

12'11" x 11'1"

BEDROOM THREE

12'6" x 6'10"

BEDROOM FOUR

12'3" x 8'1"

EN-SUITE

BATHROOM

GARDEN

OUTBUILDING

19'2" x 15'11"

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. 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.









