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Sunnyside Road, Ilford, Essex, IG1 1HX

Asking Price £475,000



Nestled on the charming Sunnyside Road in Ilford, this delightful house presents an excellent opportunity for the growing family. Boasting three spacious double bedrooms, this property offers ample room for comfortable living. The two inviting reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The well-appointed kitchen is perfect for culinary enthusiasts, while the ground-floor bathroom adds convenience to daily routines. One of the standout features of this home is the large rear garden, which offers a serene outdoor retreat and plenty of potential for those looking to extend the property, subject to planning permission.

Location is key, and this house does not disappoint. It is ideally situated for easy access to Ilford and Seven Kings Station, which connects you to the Elizabeth Line, making commuting a breeze. Additionally, the bustling Ilford High Road shopping centre is just a stone's throw away, providing a variety of local shops and amenities to cater to your everyday needs.

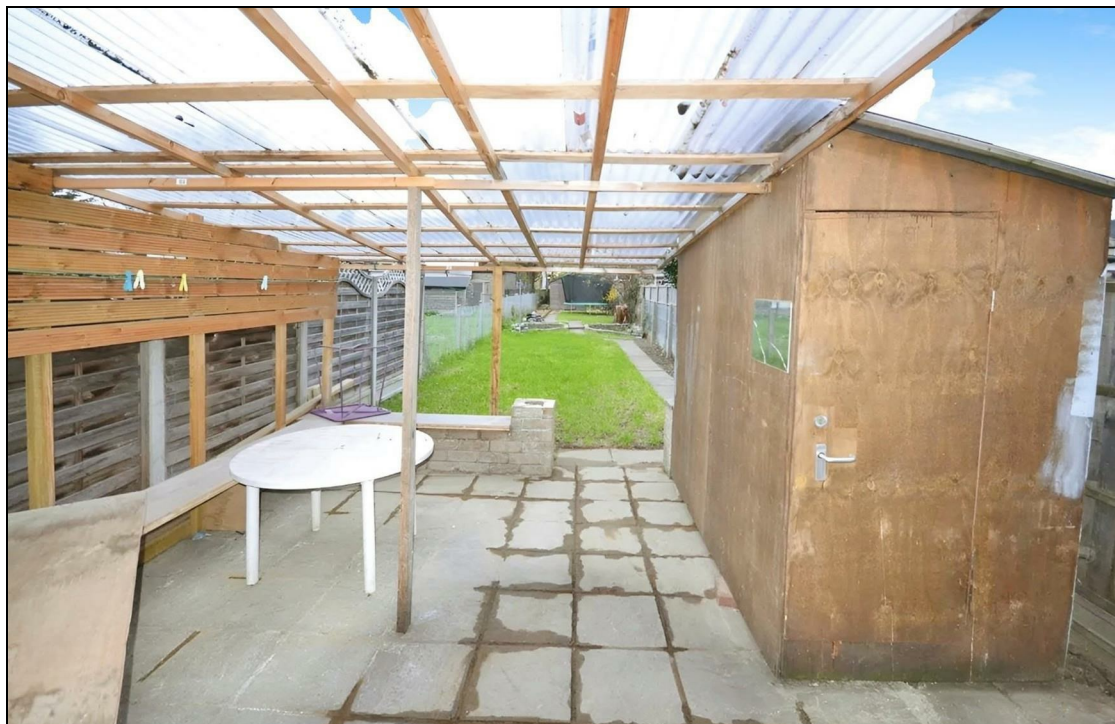
This property is a wonderful blend of comfort, space, and potential, making it a must-see for anyone looking to settle in a vibrant and well-connected area. Don't miss the chance to make this house your new home.

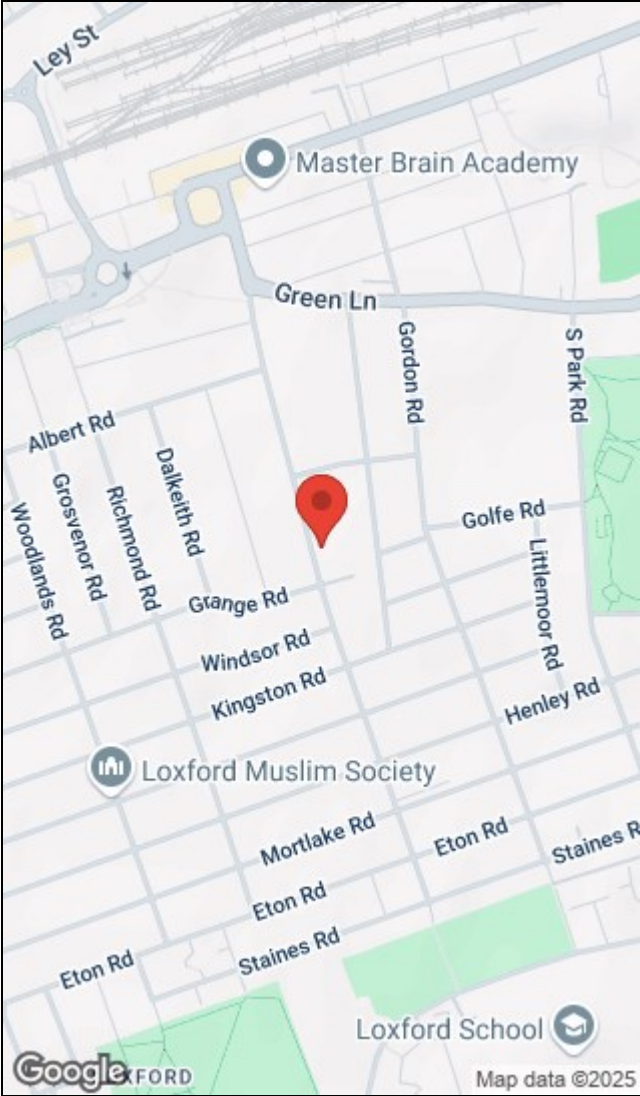
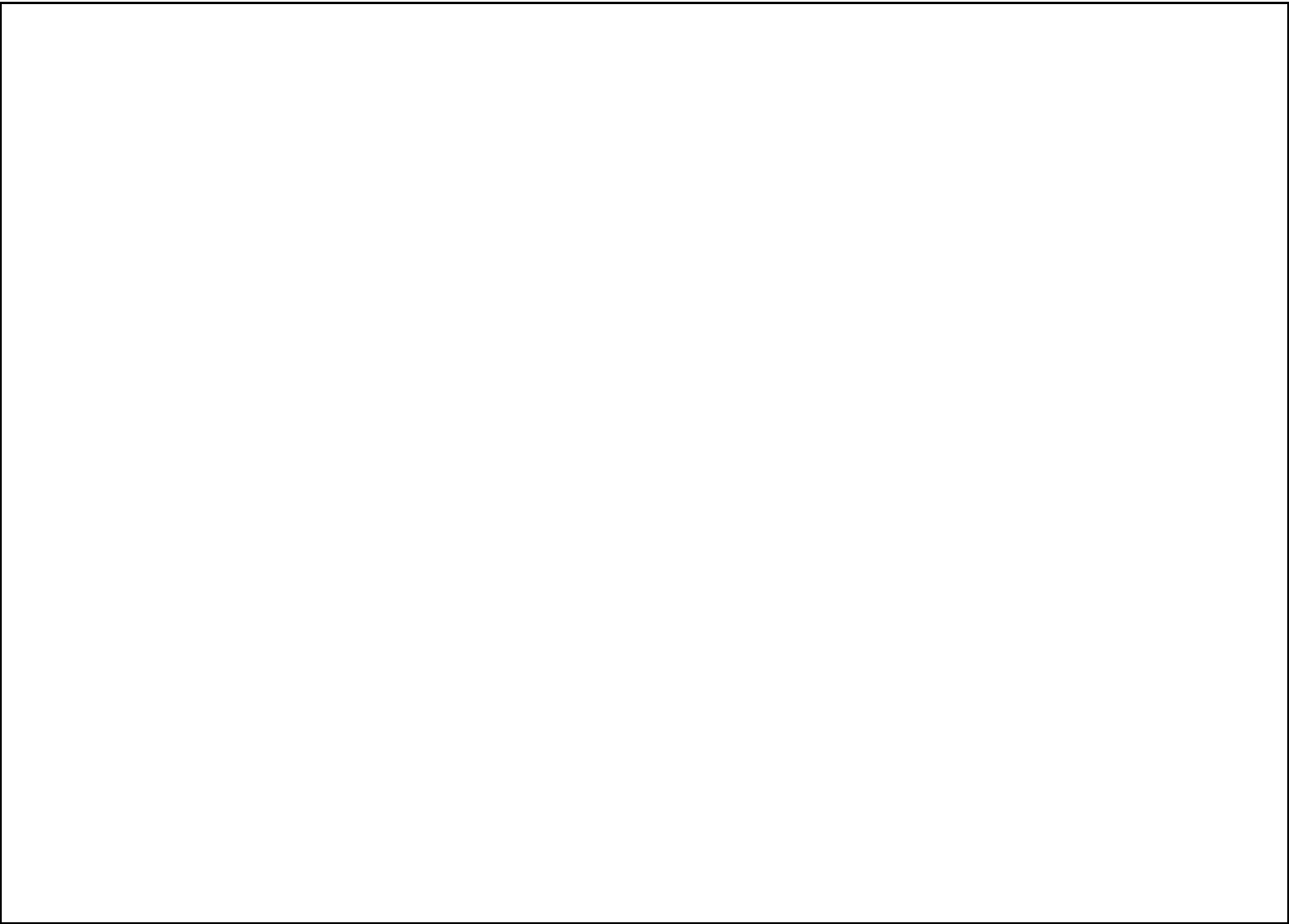


KEY FEATURES

- THREE DOUBLE BEDROOMS
 - TWO RECEPTIONS
 - KITCHEN
- GROUND FLOOR BATHROOM
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- LOCATED FOR ILFORD AND SEVEN KINGS STATION (ELIZABETH LINE)
- EASY REACH OF ILFORD SHOPPING CENTRE
 - LOCAL SHOPS AND AMENITIES







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

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