



Westbury Road, Ilford IG1 3BW

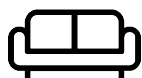
Guide Price £580,000 -£600,000



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Westbury Road, Ilford

DESCRIPTION

Guide Price £580,000 - £600,000.

This well-presented mid-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 975 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Built in 1900, this residence retains a sense of character while providing modern amenities. The inviting reception room serves as a perfect space for relaxation or entertaining guests. Additionally, the property benefits from off-road parking, a valuable feature in this bustling area.

One of the standout aspects of this home is its prime location. Situated just moments away from Ilford Train Station, residents will enjoy easy access to the Elizabeth Line, making commuting to central London a breeze. Furthermore, the property lies within the catchment area for several popular local schools, making it an excellent choice for families. For those who appreciate green spaces, the nearby Valentines Park offers a lovely retreat for leisurely strolls or family picnics.

In summary, this well-appointed mid-terrace house on Westbury Road presents a fantastic opportunity for those seeking a comfortable family home in a vibrant community, with excellent transport links and local amenities at your doorstep.



ROOMS

Entrance

Front Porch door leading porch area with door to hallway.

Hallway

Tiled flooring, wall mounted radiator, under stairs storage, power points.

Living Room

22'5 x 11'1

Double window to front, wall mounted radiator, power points.

Kitchen

13'7 x 11'7

Double glazed window and door to rear. Wall and base units with work incorporating gas cooker with separate oven and sink with drainer. Tiled walls and flooring, boiler. Integrated washing machine and dishwasher. Ceiling spot lights.

Shower Room

7' x 5'4

Double glazed window to rear, walk in shower with glass panel, low level wc, vanity wash basin, tiled walls and flooring.

Bedroom One

11'1 x 8'1

Double glazed window to rear, carpeted flooring, wall mounted radiator, power points.

Bedroom Two

7'4 x 8'7

Double glazed window to rear, carpeted flooring, wall mounted radiator, power points.

Bedroom Three

10' 11 narrowing 8'6 14'1

Double glazed window to front, carpeted flooring,

wall mounted radiator, power points, fitted cupboard.

Landing

Doors to bedrooms and stairs second floor.

Bedroom Four

7'11 x 17'7

Double glazed window to front and rear. Carpeted flooring, wall mounted radiator, power points, storage space.

Bathroom

Double glazed window, panelled bath with mixer taps and shower attachment, shower panel, low level wc, wash basin

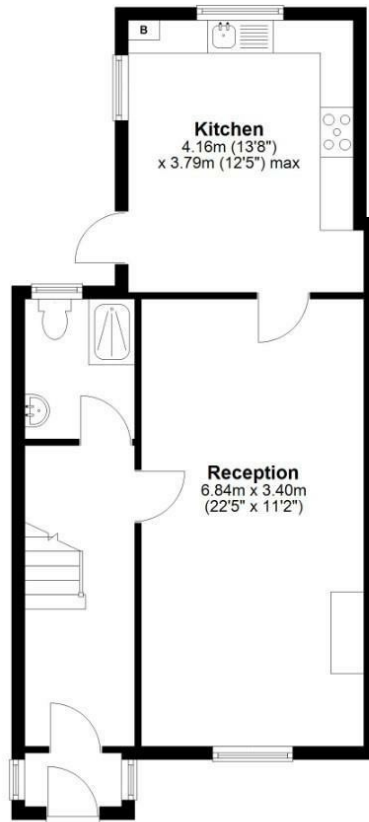
Garden

Patio, paving with fence surround.



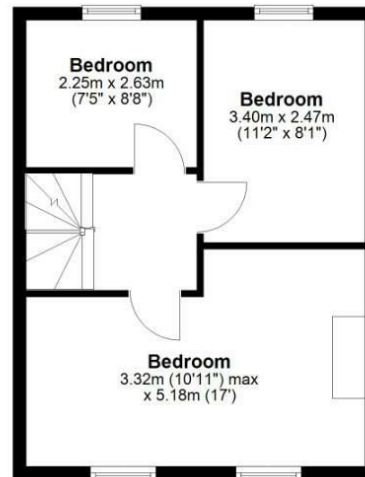
Ground Floor

Approx. 52.1 sq. metres (561.3 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



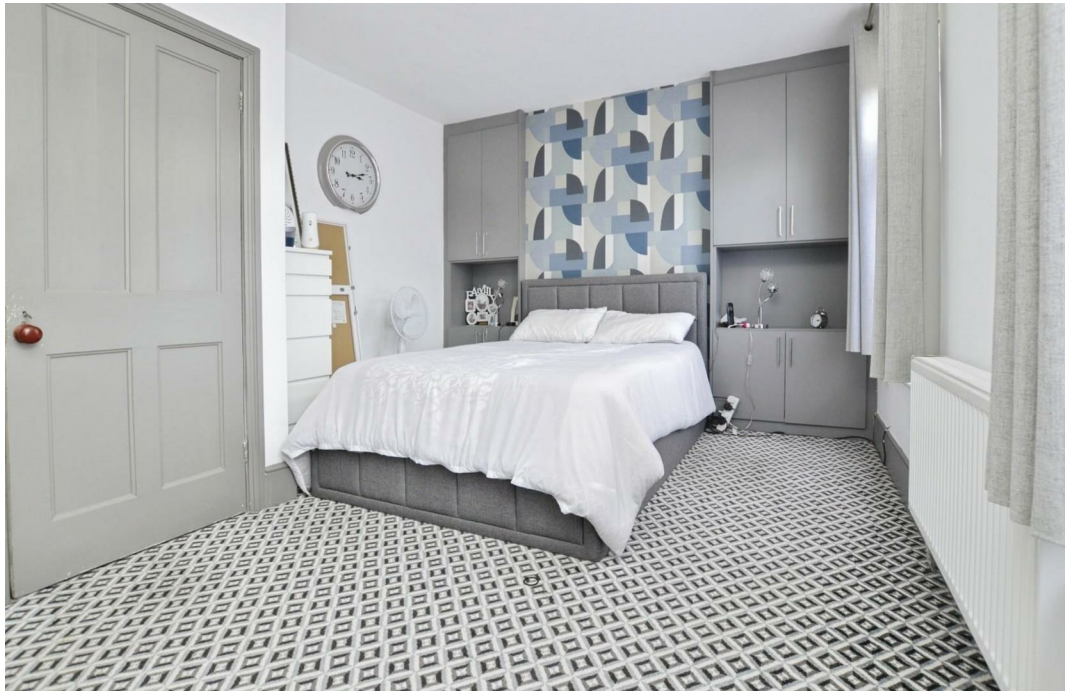
Second Floor

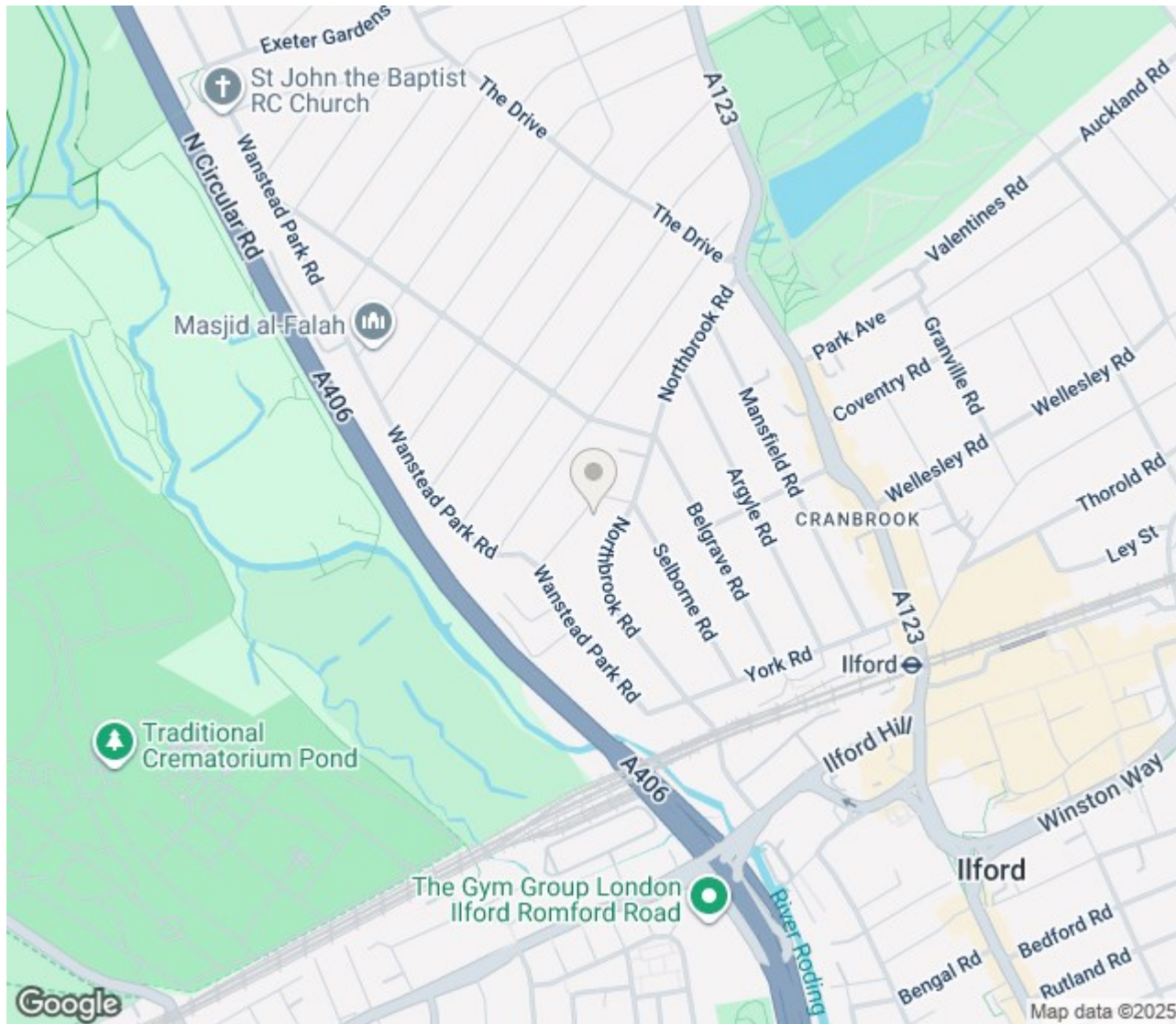
Approx. 26.2 sq. metres (282.4 sq. feet)



Total area: approx. 113.8 sq. metres (1224.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using PlanUp.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

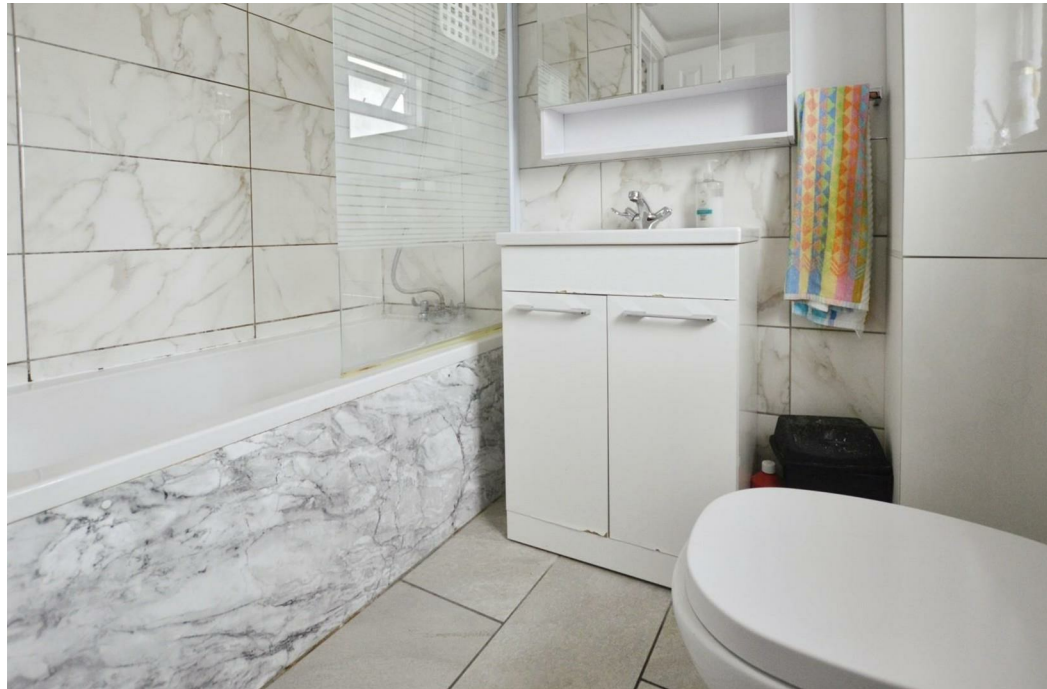
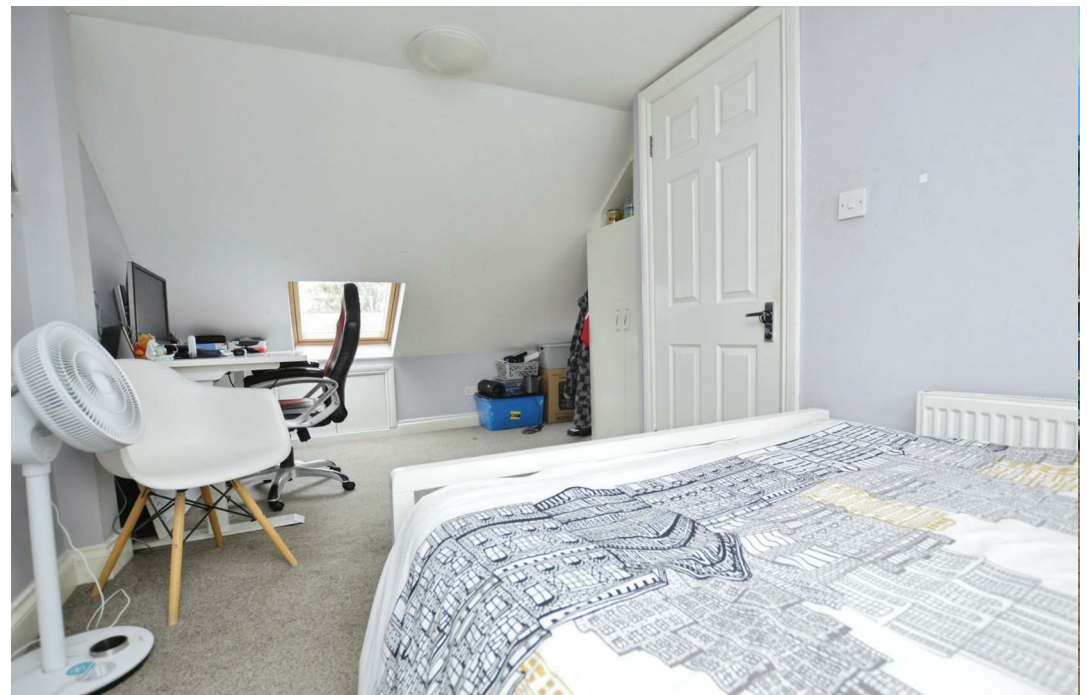
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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