



Henley Road, IG1

EXCELLENT INVESTMENT / FIRST TIME PURCHASE.....

We are pleased to offer for sale this; three double bedroom terraced house, situated in prime location of Ilford, off Ilford Lane, giving convenient access to both Ilford & Barking shopping and transport facilities. Benefiting from: Three double bed rooms, fitted kitchen, two receptions, G/f bathroom, rear garden, double glazing and gas central heating (untested). Excellent first time purchase / investment opportunity, early viewing highly recommended.

Offers in Excess

£449,995 Freehold

Entrance:- Via front garden double glazed door leading to;

Hallway: - Wooden floor to remain, doors to:-

Reception One: 12'1" x 11'7"
Double glazed bay window to front aspect, hard wood floor to remain and radiator

Reception Two: 13'1" x 11'2"
Double glazed window to rear aspect, hard wood floor to remain and radiator

Kitchen: 9'2" x 9'1"
Double glazed window to side aspect and range of fitted wall and base units with roll top work surfaces incorporating stainless sink unit with mixer tap, plumbing for washing machine and lino hard floor to remain

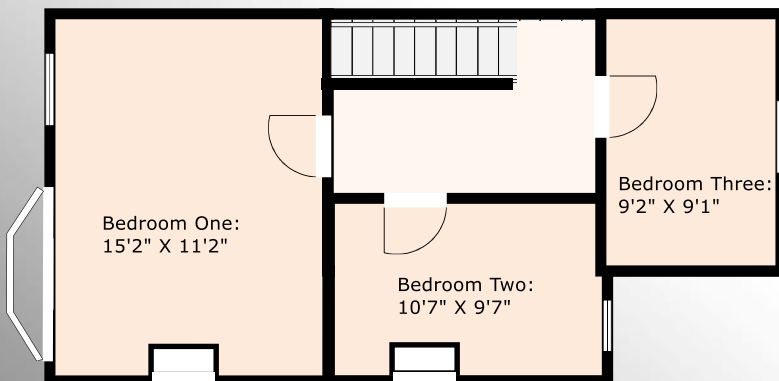
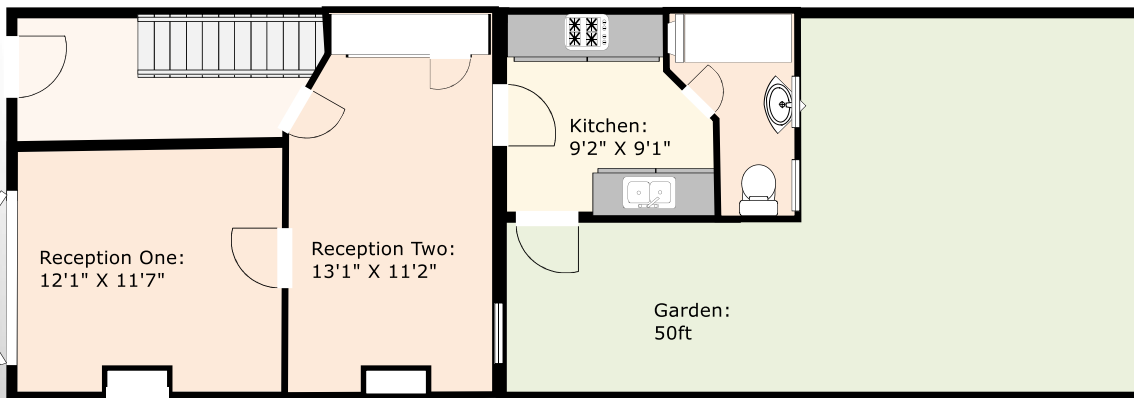
Bathroom:
Two piece suite, comprising of low flush WC, bath with side panel mixer tap, shower cubical, tiled walls/floor and double glazed window to rear aspect

Bedroom One: 15'2" x 11'2"
Double glazed bay window to front aspect

Bedroom Two: 10'7" x 9'7"
Double glazed window to rear aspect and power points.

Bedroom Three: 9'2" x 9'1"
Double glazed window to rear aspect and power points.

Rear Garden:
50ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
Awaiting EPC		74	76

Misrepresentation Act 1991

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