



Henley Road, IG1

**EXCELLENT CONDITION / PERFECT FAMILY HOME /
FIRST TIME PURCHASE.....**

We are pleased to offer for sale this excellent condition 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 bedrooms, modern fitted kitchen, two receptions, G/F & F/F bathroom, rear garden, new double glazing, gas central heating (untested). Excellent first time purchase / investment opportunity, early viewing highly recommended.

Offers in Excess

£499,995 Freehold

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

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

Reception One: 13'1" x 10'

Double glazed bay window to front aspect, acoustic panel wall, modern light fitting, radiator and laminate flooring to remain

Reception Two: 14'1" x 11'

Double glazed window to rear aspect, light fitting, radiator and laminate flooring to remain

Kitchen: 9'2" x 9'1"

Double glazed window to side aspect and door to garden, new modern kitchen, new wooden aspect worktop surfaces incorporating ceramic sink unit with mixer tap, plumbing for washing machine, tiled walls and marble tiled floor to remain

Ground floor bathroom:

Three piece suite, comprising of low flush WC, bath with side panel mixer tap, vanity unit - sink and mixer tap, tiled walls/floor and double glazed window to rear aspect



First Floor Landing:

Glass banisters & modern light fitting Access to

Bedroom One: 13'9" x 9'7"

Double glazed bay window to front aspect, light fitting, carpet and radiator to remain

Bedroom Two: 10'9" x 9'7"

Double glazed window to rear aspect, light fitting, carpet and radiator to remain

Bedroom Three: 9'3" x 9'2"

Double glazed window to rear aspect, light fitting, carpet and radiator to remain

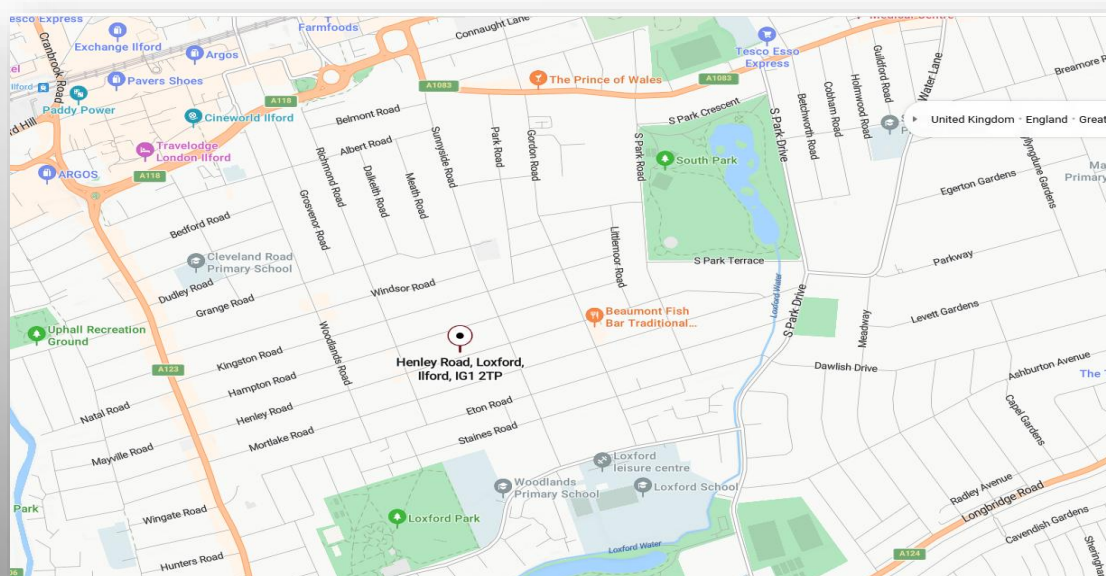
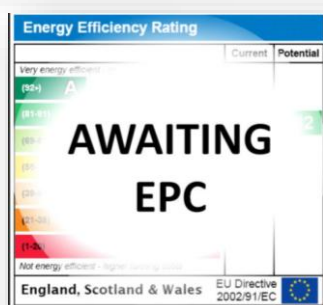
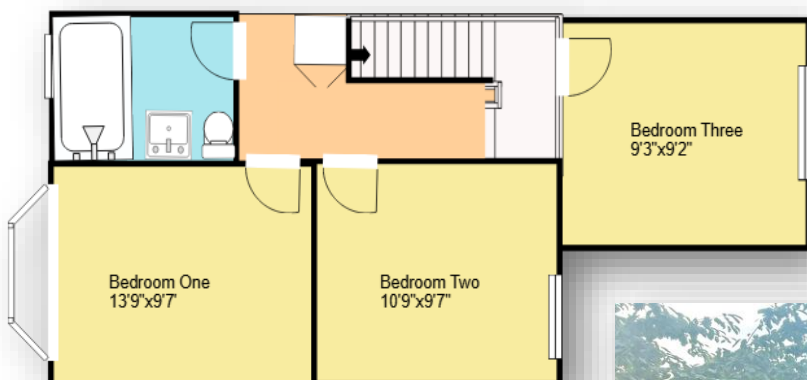
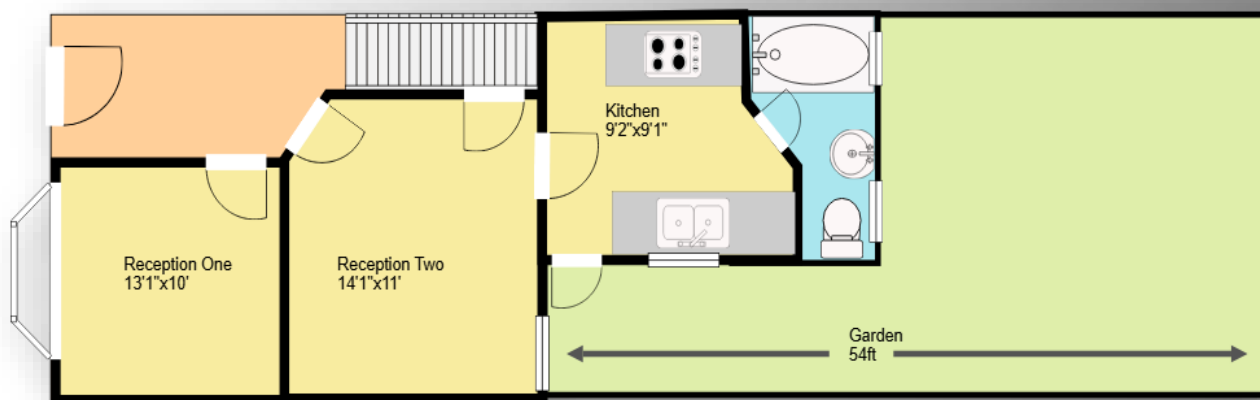
Bathroom:

Three piece suite, comprising of low flush WC, bath with side panel mixer tap, shower fitting, vanity unit -sink with mixer tap, tiled walls/floor and double glazed window to front aspect

Rear Garden:

54ft





Misrepresentation Act 1991

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