



Blythswood Road, Ilford IG3 8SJ

Guide price £700,000

£500 CASH BACK WHEN YOU BUY WITH BIRCHILLS ON THIS PROPERTY !

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS AMAZING HOME!

Birchills Estate Agents are very pleased to present the sales market this beautiful six bedroom end of terrace house, within close walking distance to Goodmayes Station.

The ground floor of this stunning home boasts two reception rooms, shower room and a utility room.

The first floor offers three double bedrooms, one single bedroom and a family bathroom.

The second floor boasts another two double bedrooms and a shower room.

To the rear there is a well sized garden and an out building.

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Entrance Porch

11'6" x 2'11" (3.53 x 0.89)

Entrance Hall

15'7" x 12'10" (4.77 x 3.93)

Shower Room 1

6'10" x 2'5" (2.1 x 0.75)



Utility Room

7'6" x 4'7" (2.31 x 1.42)

Kitchen

11'10" x 10'10" (3.61 x 3.31)



Bedroom 2

14'4" x 10'3" (4.37 x 3.14)



Bedroom 3

11'6" x 9'3" (3.51 x 2.84)



Bedroom 1

13'7" x 14'7" (4.16 x 4.45)



Bedroom 4

9'3" x 6'2" (2.83 x 1.89)



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Bedroom 5
16'9" x 9'5" (5.11 x 2.89)



Shower Room 2
8'2" x 5'10" (2.5 x 1.8)

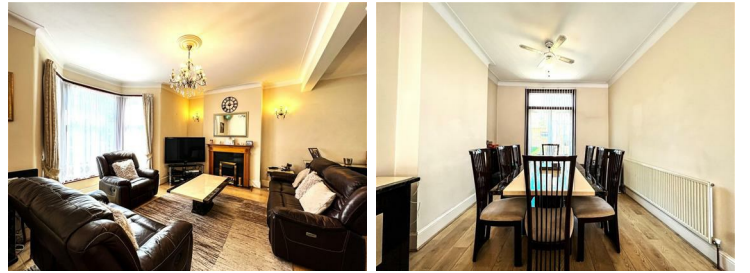


Bedroom 6
17'11" x 11'9" (5.48 x 3.6)



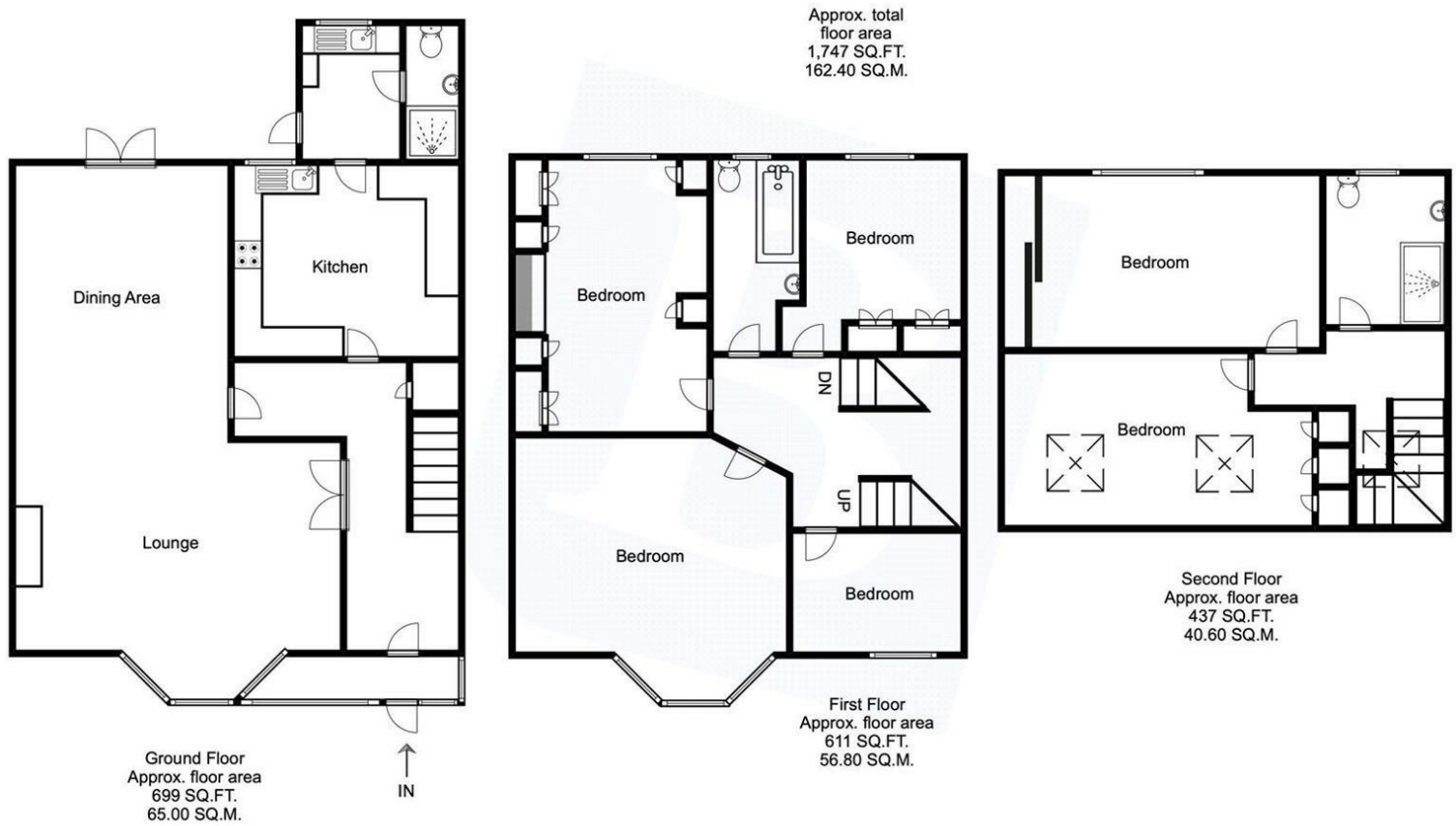
Annex
13'1" x 8'10" (4 x 2.7)

Living/Diner
28'11" x 17'0" (8.82 x 5.19)

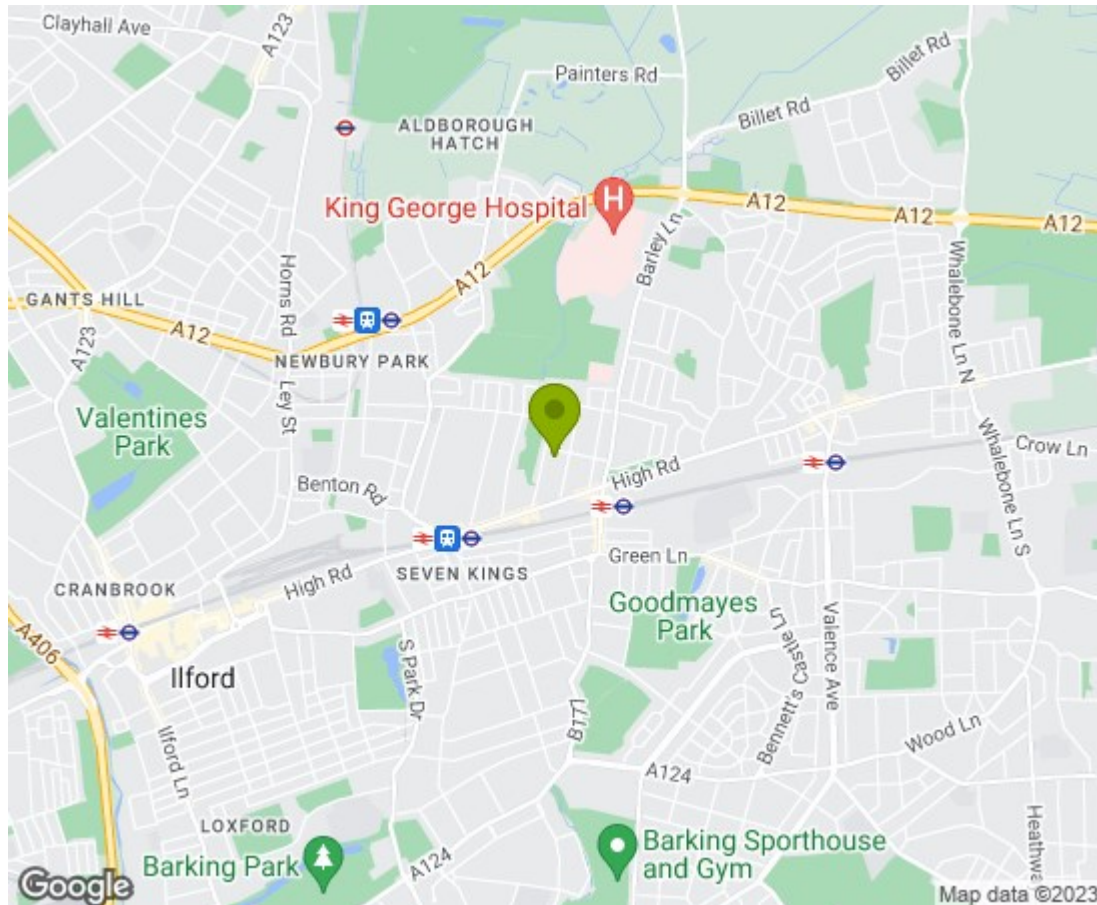


Bathroom
10'11" x 4'2" (3.35 x 1.28)





Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Compass point should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	74
(81-91)	B	
(69-80)	C	
(55-68)	D	44
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	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		
EU Directive 2002/91/EC		
England & Wales		

