



## Blythswood Road, Ilford IG3 8SJ

**Guide price £700,000**

Birchills Estate Agents are thrilled to introduce this exceptional six-bedroom end-of-terrace house, conveniently situated within a short stroll from Goodmayes Station.

The ground floor of this magnificent residence showcases two inviting reception rooms, a convenient shower room, and a practical utility room.

Ascending to the first floor, you'll find three spacious double bedrooms, a cozy single bedroom, and a well-appointed family bathroom.

Venture up to the second floor to discover two additional double bedrooms and another convenient shower room.

Outside, a generously sized garden awaits at the rear, along with an outbuilding offering versatile usage.

At the front, you'll appreciate off-street parking for up to three cars.

Don't miss out on this fantastic opportunity. Contact a member of the Birchills Team today, as we anticipate swift interest in this fabulous home.

3D Tour available on request

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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)

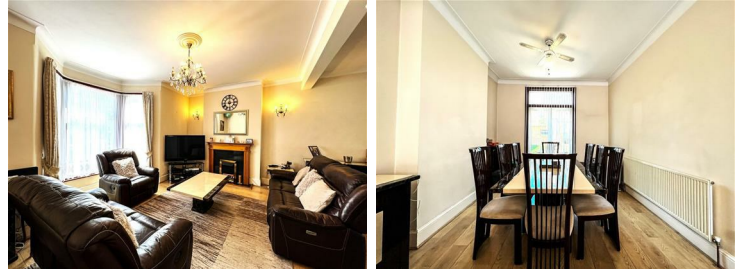


**Bedroom 6**  
17'11" x 11'9" (5.48 x 3.6)



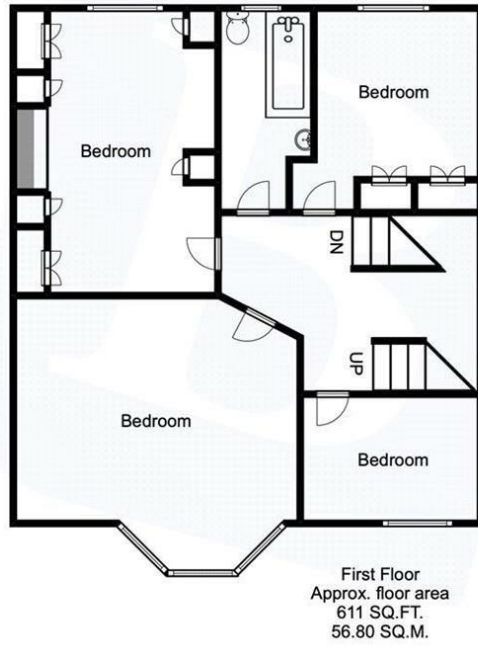
**Annex**  
13'1" x 8'10" (4 x 2.7)

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



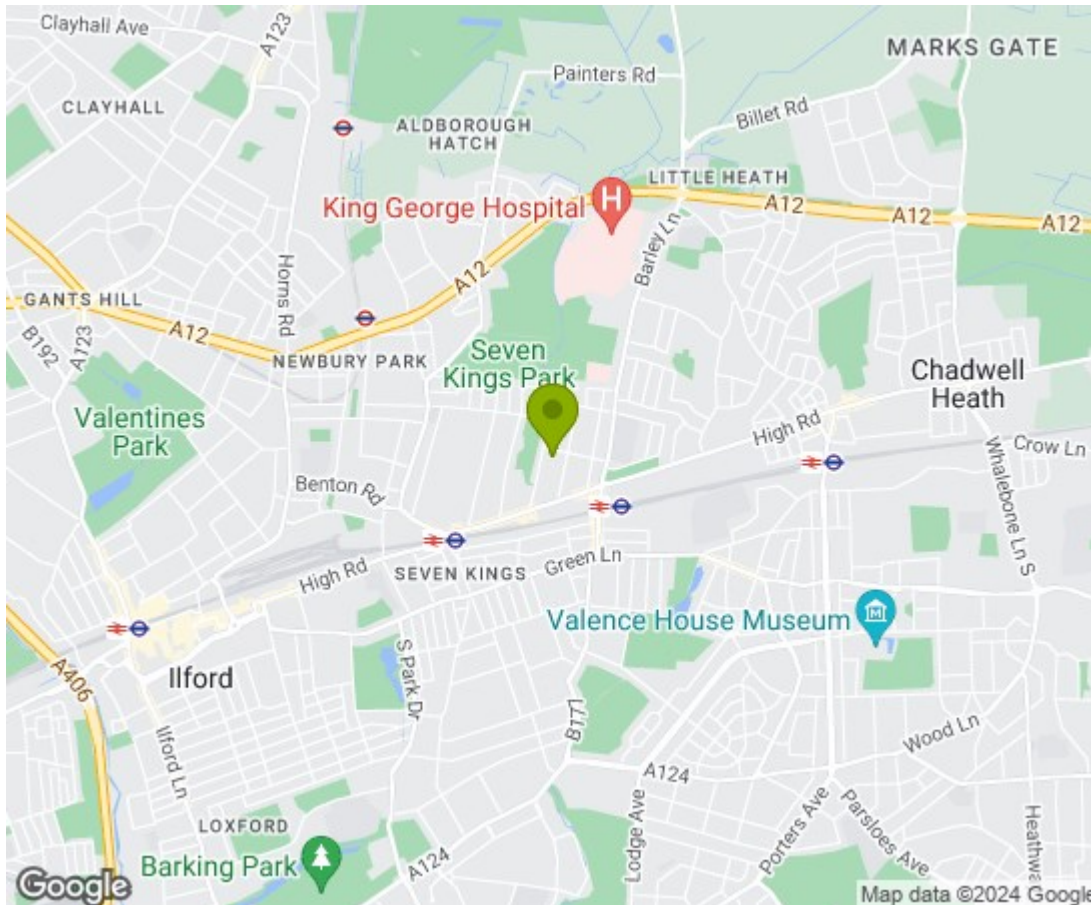
**Bathroom**  
10'11" x 4'2" (3.35 x 1.28)





Approx. total  
floor area  
1,747 SQ.FT.  
162.40 SQ.M.

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

