



## Cavendish Gardens, Ilford IG1 3EA

**Guide price £895,000**

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

Welcome to Cavendish Gardens, Ilford - a charming location for this delightful mid-terrace house that boasts 3 reception rooms and 4 spacious bedrooms, perfect for a growing family or those who love to entertain guests. With 2 bathrooms, there will be no more queuing for the shower in the morning rush!

This property offers the rare advantage of parking space for 2 vehicles, ensuring convenience for you and your visitors. The potential to extend, subject to the necessary planning permissions, opens up exciting possibilities to tailor the property to your exact needs and desires.

The presence of a cellar adds a touch of character and provides additional storage space or even the potential for a cosy wine cellar. The inclusion of an EV charger is a modern and eco-friendly feature that will appeal to environmentally conscious buyers.

Being chain-free means a smoother and quicker transaction process, allowing you to move into your new home sooner rather than later. Additionally, the outbuilding offers extra storage or could be transformed into a home office or gym - the choice is yours!

Don't miss out on this fantastic opportunity to own a property with such great potential in a desirable location. Contact us today to arrange a viewing and start envisioning your future in this wonderful home.



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**Kitchen**  
13'2" x 24'1" (4.03 x 7.35)



**Lounge**  
26'2" x 12'4" (7.98 x 3.78)



**Study**  
10'0" x 12'0" (3.07 x 3.66)



**Reception Room**  
16'10" x 12'0" (5.14 x 3.66)



**WC**  
6'8" x 5'11" (2.05 x 1.82)



**Bedroom 1**  
15'9" x 11'7" (4.81 x 3.55)





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**Bedroom 2**  
13'10" x 10'9" (4.23 x 3.29)



**Bathroom**



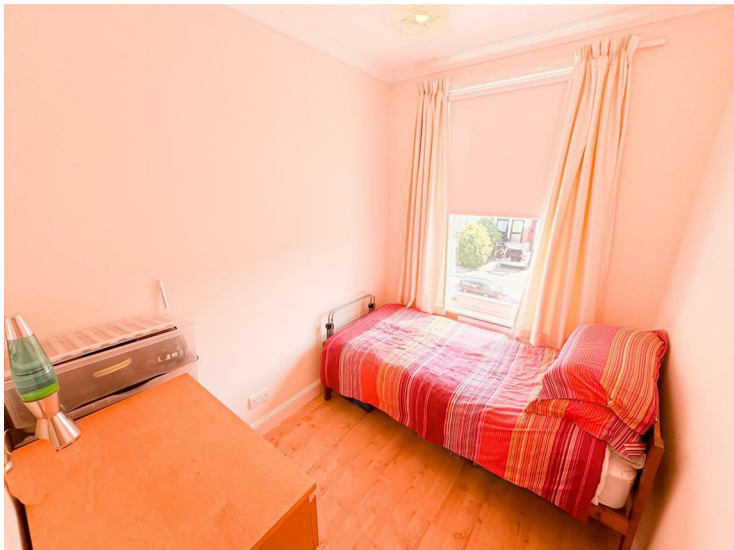
**Bedroom 3**  
10'11" x 11'3" (3.35 x 3.43)



**En Suite**



**Bedroom 4**  
8'7" x 6'11" (2.62 x 2.13)



**Outbuilding**  
13'11" x 20'6" (4.25 x 6.26)





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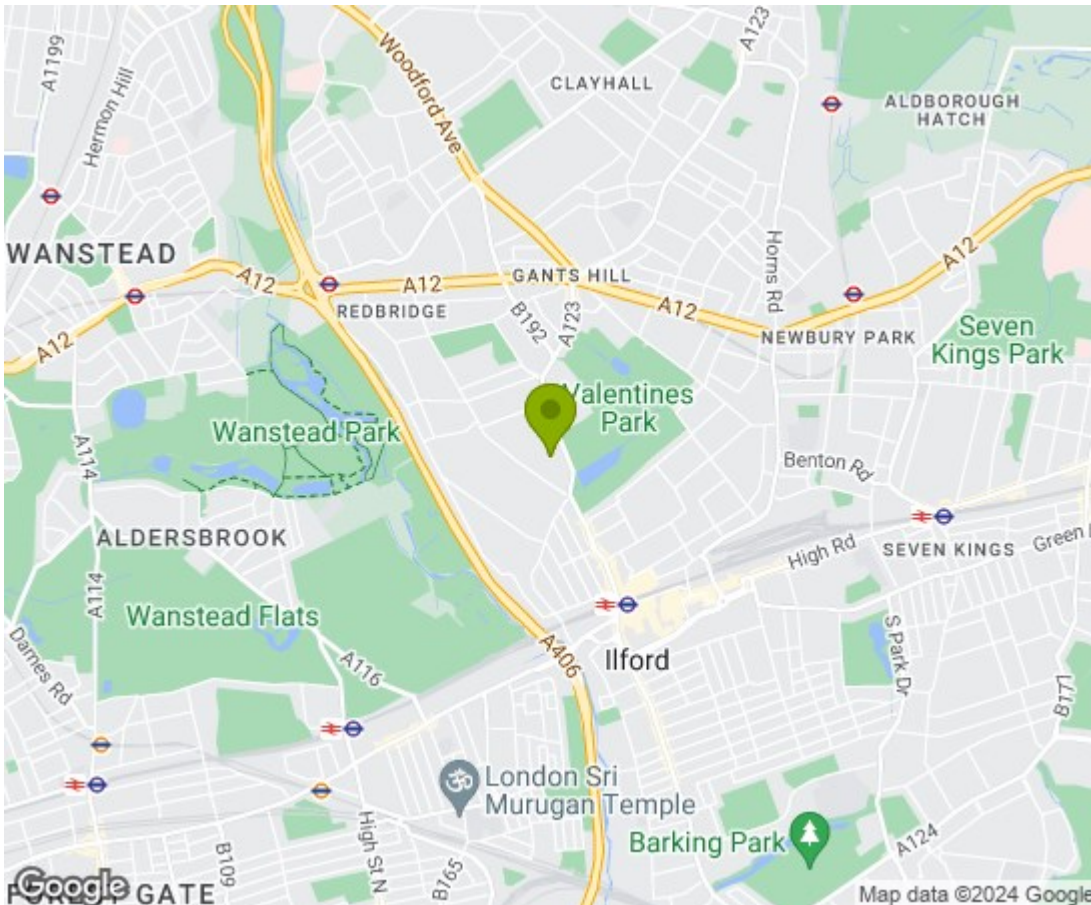


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Total area: approx. 216.2 sq. metres (2326.7 sq. feet)  
 Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are Internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Floor Area of any Outbuilding may be included in overall Total. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
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