



47 Devonshire Road, Ilford, Essex, IG2 7EW

Asking price £625,000

Extended three bedroom family home | Through lounge complete with an log burner | Open plan kitchen/diner with underfloor heating | Ground floor cloakroom and office area | Low maintenance rear garden with outbuilding | Off street parking | Highly rated Primary & Secondary schools nearby | Seven Kings Station within 0.6 miles & Newbury Park Station only 0.3 miles away | Potential to extend STPP

Location:

Devonshire Road is a very sought-after location. Its close proximity to Seven Kings station (Elizabeth Line), Newbury Park station (Central Line), and the A12 makes commuting into the city a breeze. Only a 10 minute walk away you will find Seven Kings Primary and Secondary school both have outstanding ofsted reports and are highly sought after. Just a short drive away, you are within easy reach of amenities such as M&S, Aldi, and Sainsbury's, as well as having a local grocery store at the bottom of the street. There's plenty to do nearby; for example, you are spoilt for choice with the number of parks and recreational grounds, sports clubs, and facilities.

Interior:

This home has been well designed and cared for by the current homeowners. On entrance, you are warmly welcomed through the double oak glass doors into the entrance hall, where you will find a ground-floor cloakroom and storage under the stairs. The living room boasts ample natural light, benefits from high ceilings, and is complete with a cozy log burner. Leading through to the rear, you are presented with a fully fitted kitchen complete with underfloor heating and a skylight. This space is great for having guests over and hosting dinner parties. There is also an office area, which could also be used as a guest bedroom. On the first floor, you will find three sizeable bedrooms, all with fitted wardrobes, a modern family bathroom, and an additional storage cupboard. The loft has been fully boarded and insulated, it has also been carpeted. You can easily convert this space with the necessary plan

Buckhurst Hill Office
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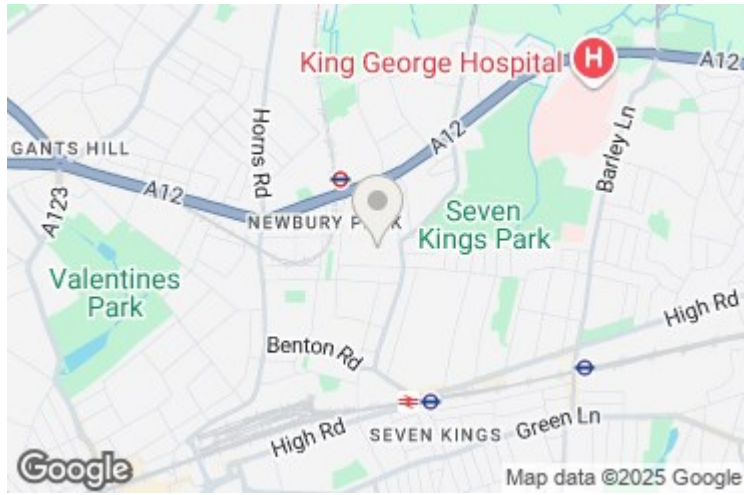
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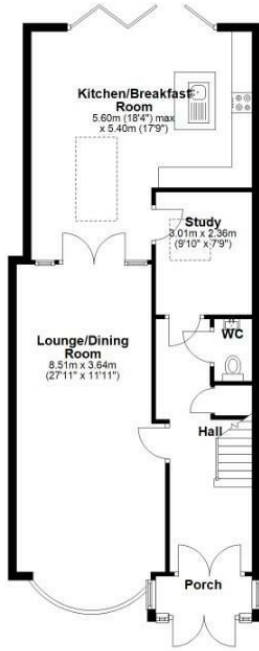
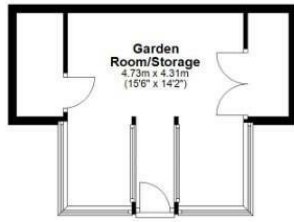
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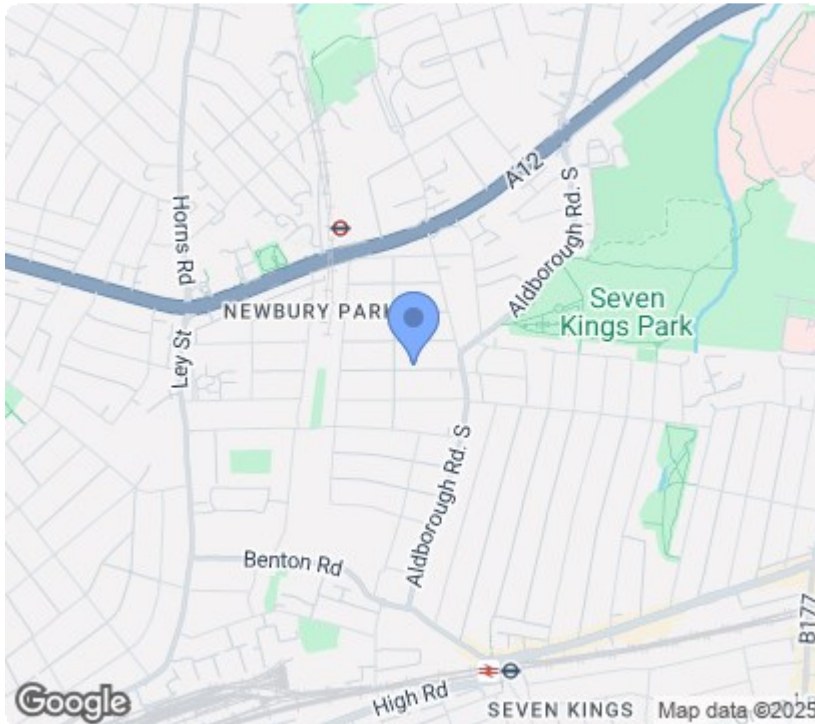
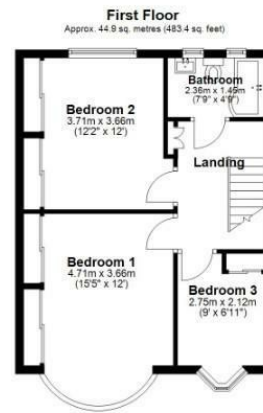
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Ground Floor
Main area: approx. 77.4 sq. metres (833.6 sq. feet)
Plus outbuildings: approx. 26.4 sq. metres (283.7 sq. feet)



Main area: Approx. 122.3 sq. metres (1316.9 sq. feet)
Plus outbuildings: approx. 26.4 sq. metres (283.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) 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	
	70
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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