



Bergholt Avenue, Ilford, IG4 5NE

£2,400 Per Month







# Bergholt Avenue

Ilford, IG4 5NE

Local Authority:

Tax Band:

- AVAILABLE NOW
- GREAT LOCATION IN REDBRIDGE
- TWO LARGE RECEPTIONS
- GARAGE
- UNFURNISHED
- REDBRIDGE JUNIOR SCHOOL AND BEAL HIGH SCHOOL CATCHMENT
- GENEROUS GARDEN
- DRIVEWAY FOR 1 CAR

Nestled in the charming area of Bergholt Avenue, Redbridge, this delightful terraced house presents an excellent opportunity for families and professionals alike. The property features a large inviting reception room, a huge lounge and dining area, perfect for entertaining guests or enjoying quiet evenings with family, large kitchen, downstairs toilet, a generous size garden and a rear garage with side access, all on the ground floor. On the first floor there are 2 super large bedrooms, one small double room and a family bathroom with bath and shower.

The layout of the house is both practical and appealing, providing a warm and welcoming atmosphere throughout.

One of the standout features of this property is parking space in the drive for one vehicle, and a rare find in this sought-after area, a separate detached garage at the rear of the property, ensuring that you and your guests will never have to worry about parking.

Bergholt Avenue is well-connected, offering easy access to local amenities, schools, and public transport links, making it an ideal location for those who commute or enjoy the vibrant community life that Redbridge has to offer.

This terraced house is not just a place to live; it is a home where memories can be made. Whether you are looking to settle down or invest, this property is a wonderful choice that combines comfort, convenience, and charm. Do not miss the chance to make this lovely house your new home.

£2,400 Per Month



ENTRANCE PORCH	5'5" x 3'4" (1.67m x 1.02m)
ENTRANCE HALL	15'7" x 5'4" (4.77m x 1.64m)
RECEPTION	14'11" x 13'6" (4.56m x 4.14m)
LOUNGE/DINING AREA	21'3" x 11'0" (6.48m x 3.37m)
DOWNSTAIRS W.C.	3'7" x 2'7" (1.10m x 0.80m)
KITCHEN	17'10" x 7'8" (5.46m x 2.35m)
BEDROOM 1	14'11" x 11'10" (4.56m x 3.62m)
BEDROOM 2	12'4" x 11'0" (3.76m x 3.36m)
BEDROOM 3	9'3" x 6'10" (2.84m x 2.10m)
BATHROOM	
GARDEN	54'1" x 20'0" (16.5m x 6.10m)
GARAGE	17'7" x 12'4" (5.38m x 3.77m)









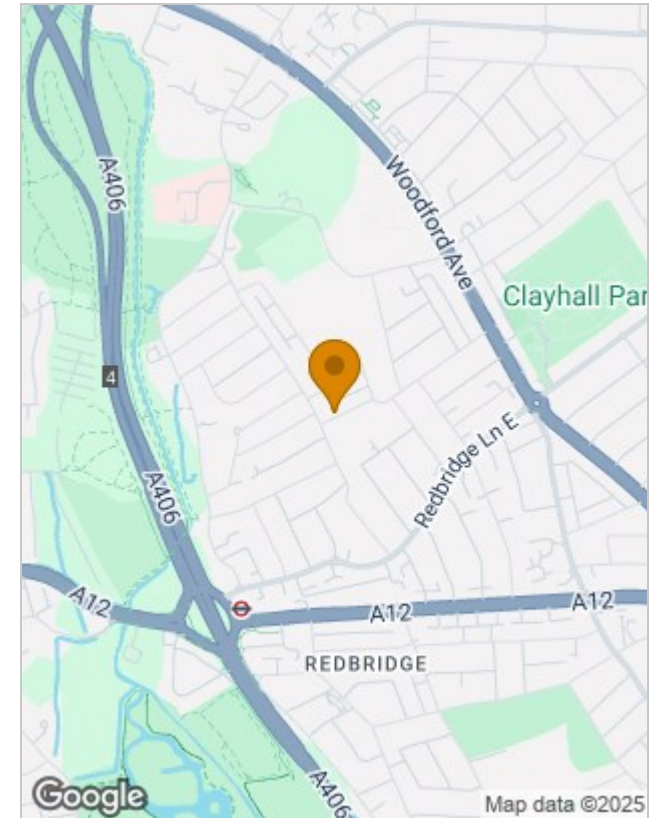




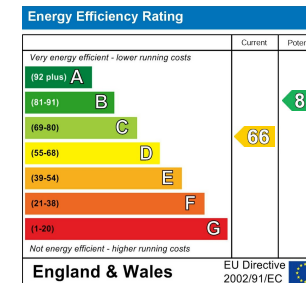
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.