



Church Road, Ilford, IG2 7ET

£2,650 Per Calendar Month







# Church Road

Ilford, IG2 7ET

Local Authority: Redbridge  
Tax Band: D

- AVAILABLE NOW
- NEWLY RENOVATED HOUSE
- TWO MODERN BATHROOMS WITH BATH AND SHOWER
- GARDEN WITH OUTBUILDING FOR STORAGE
- FOUR BEDROOM TWO BATHROOM HOUSE
- MODERN KITCHEN
- 2 CAR DRIVEWAY
- EXCELLENT LOCATION

Nestled on the charming Church Road in Newbury Park, Ilford, this delightful house offers a perfect blend of comfort and space for modern family living. Spanning an impressive 1,655 square feet, the property boasts four well-proportioned bedrooms, providing ample room for relaxation and privacy.

The heart of the home is a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family. The property also features two bathrooms, ensuring convenience for busy households.

For those with vehicles, the house includes parking space for two cars, a valuable asset in this sought-after area.

With its spacious layout and practical amenities, this property is an excellent opportunity for families or individuals seeking a comfortable home in a vibrant community. Don't miss the chance to make this lovely house your own.



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**PORCH** 7'8" x 3'0" (2.35m x 0.92m )  
Carpeted, light fitting and double-doors leading to entrance hall.

**ENTRANCE HALL** 15'5" x 6'4" (4.72m x 1.95m)  
Wooden flooring, light fitting, painted walls, radiator, staircase leading to first floor, under-stair storage and doors leading to living room and kitchen.

**LIVING ROOM** 24'6" x 12'0" (7.47m x 3.65m)  
Carpeted, light fittings, painted walls, radiators, double-glazed bow window and leading to dining area and kitchen.

**DINING AREA** 9'6" x 9'6" (2.90m x 2.90m)  
Wooden flooring, light fitting, painted walls, radiator, double-glazed patio doors leading to garden, and leading to kitchen.

**KITCHEN** 19'3" x 8'8" (5.88m x 2.65m)  
Wooden flooring, spot-lighting, painted walls, fully-fitted modern kitchen, 5 burner Bosch gas hob, integrated Bosch over/grill, built-in large dishwasher, space for large double-door fridge/freezer, space for washing machine and dryer.

**BEDROOM 1** 12'2" x 11'11" (3.70m x 3.64m)  
Carpeted, light fitting, painted walls, radiators double-glazed bow window and fitted wardrobes.





### BEDROOM 2 12'0" x 11'7" (3.66m x 3.53m)

Carpeted, light fitting, painted walls, radiator and double-glazed window.

### BEDROOM 3 8'8" x 6'11" (2.65m x 2.12m)

Carpeted, light fitting, painted walls, radiator and double-glazed window.

### BATHROOM 7'3" x 6'7" (2.22m x 2.03m)

Fully tiled floor and walls, light fitting, towel heater, low-level W.C., hand-wash basin with cabinet, bathtub with shower attachment, shower screen, and double-glazed window.

### BEDROOM 4 16'0" x 13'0" (4.88m x 3.95m)

Carpeted, light fitting, painted walls, radiator, fitted wardrobes, eaves storage and double-glazed window.

### SHOWER ROOM 5'6" x 4'9" (1.70m x 1.47m)

Fully tiled floor and walls, light fitting, towel heater, low-level W.C., hand-wash basin with cabinet, shower enclosure shower screen, and double-glazed window.

### DISCLAIMER

Sandra Davidson has not tested any services or appliances at the property.





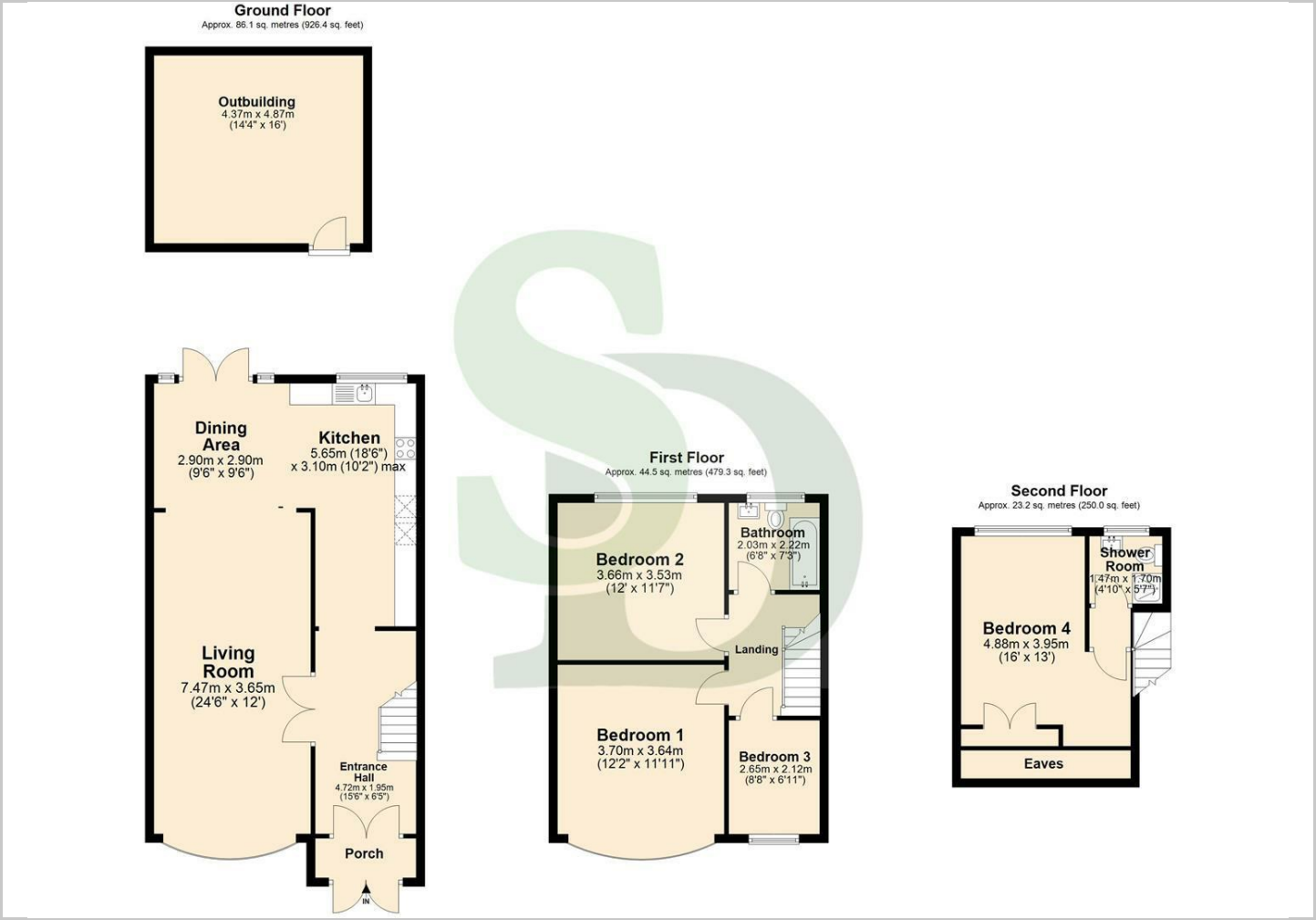




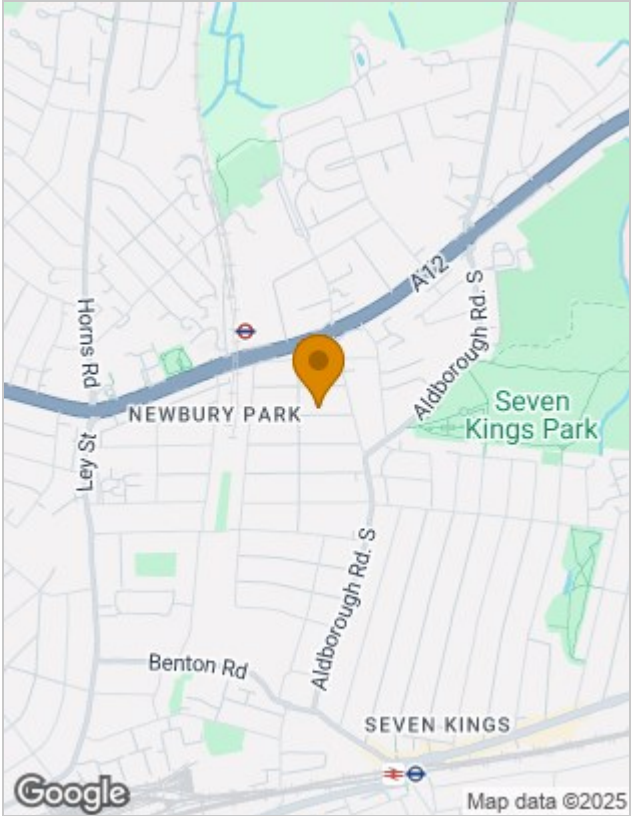




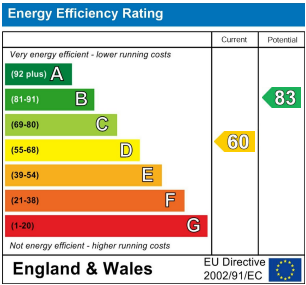
Floor Plans



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.