



Cobham Road, Ilford, IG3 9JL

£2,500 Per Month





Cobham Road

Ilford, IG3 9JL

- EPC - TBC
- OFF STREET PARKING
- NOT YOUR AVERAGE CONDITION
- GOOD SIZE BEDROOM
- FOUR BEDROOM HOUSE
- OPEN KITCHEN - DINER
- CLEAN
- WALKING DISTANCE TO STATION

Nestled on Cobham Road in the vibrant area of Seven Kings, this fantastic four-bedroom house is now available to let. This charming property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed family bathroom, along with an en-suite attached to the master bedroom, ensures convenience and comfort for all residents.

The house is presented in lovely condition, making it an inviting home for families or professionals alike. Off-street parking is an added benefit, offering ease and security for your vehicles.

One of the standout features of this property is its prime location. It is within walking distance of Seven Kings Station, making commuting to central London a breeze. Additionally, the area is known for its excellent schools, making it an ideal choice for families seeking a nurturing environment for their children.

This property combines modern living with a welcoming atmosphere, making it a great opportunity for those looking to settle in a desirable part of Seven Kings. Don't miss the chance to make this lovely house your new home.



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ENTRANCE PORCH

RECEPTION ONE 13'0" x 12'2" (3.98m x 3.72m)

DINING AREA 16'9" x 10'1" (5.13m x 3.09)

KITCHEN 14'1" x 9'10" (4.31m x 3.00)

STAIRS TO FIRST FLOOR

BEDROOM ONE 16'3" x 13'2" (4.96m x 4.02m)

BEDROOM TWO 13'2" x 10'4" (4.02m x 3.16m)

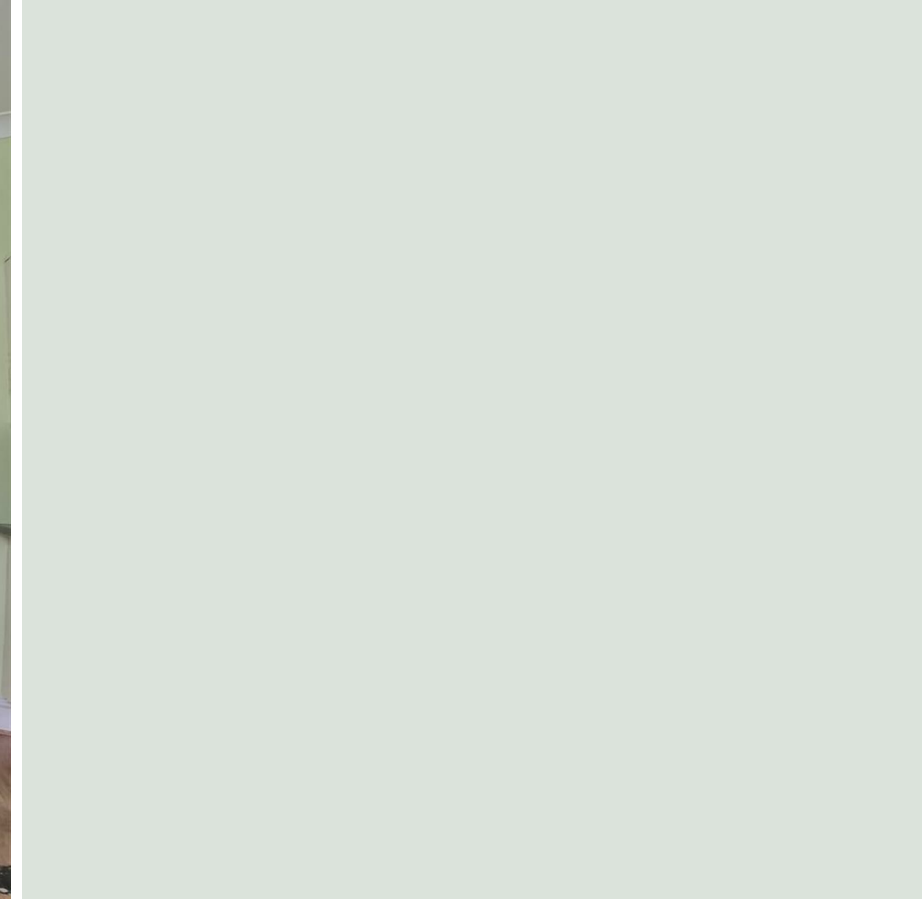
BEDROOM THREE 8'0" x 6'11" (2.46m x 2.13m)

BATHROOM 9'9" x 7'5" (2.99m x 2.28m)

STAIRS TO SECOND FLOOR

MASTER BEDROOM 16'7" x 11'8" (5.08m x 3.58m)

ENSUITE 9'9" x 5'1" (2.99m x 1.57m)



Directions





Floor Plans



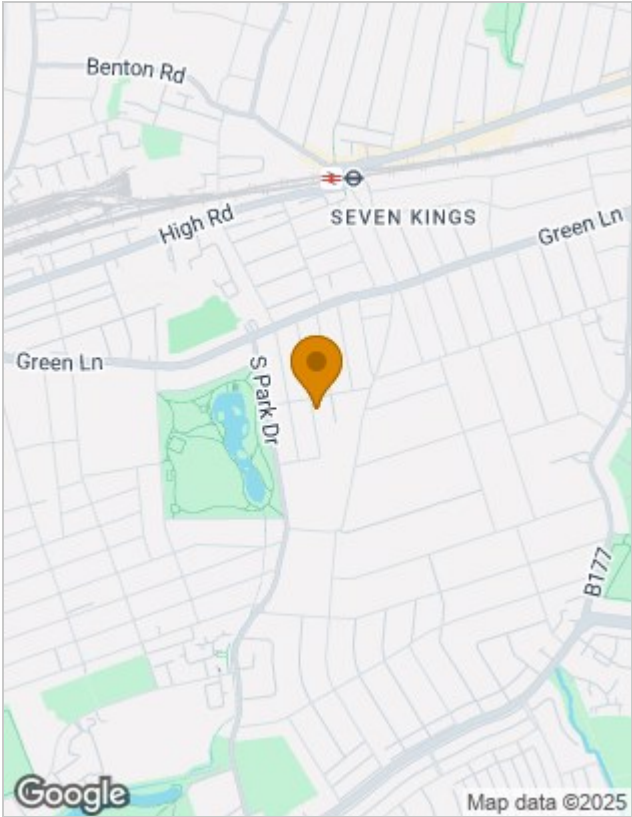
Viewing

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.

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Location Map



Energy Performance Graph

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		
England & Wales		EU Directive 2002/91/EC