



Cranbrook Road, Ilford, IG1 4LX

£375,000



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# Cranbrook Road

Ilford, IG1 4LX

- EPC - C
- GARDEN
- GREAT TRANSPORT LINKS
- POTENTIAL FOR LOFT AND REAR EXTENSION STPP
- TWO PARKING SPACES
- GAS CENTRAL HEATING
- ONE BED BUNGALOW
- DOUBLE GLAZED WINDOW

Nestled on the charming Cranbrook Road in Ilford, this delightful one-bedroom bungalow presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, providing a warm and inviting space for relaxation and entertaining. The separate kitchen is functional and offers the potential for personalisation, allowing you to create a culinary haven tailored to your tastes.

The bungalow's location is particularly advantageous, with great transport links nearby, ensuring easy access to the vibrant amenities of Ilford and beyond. This connectivity makes it an ideal choice for those commuting to London or seeking the convenience of local shops, schools, and parks.

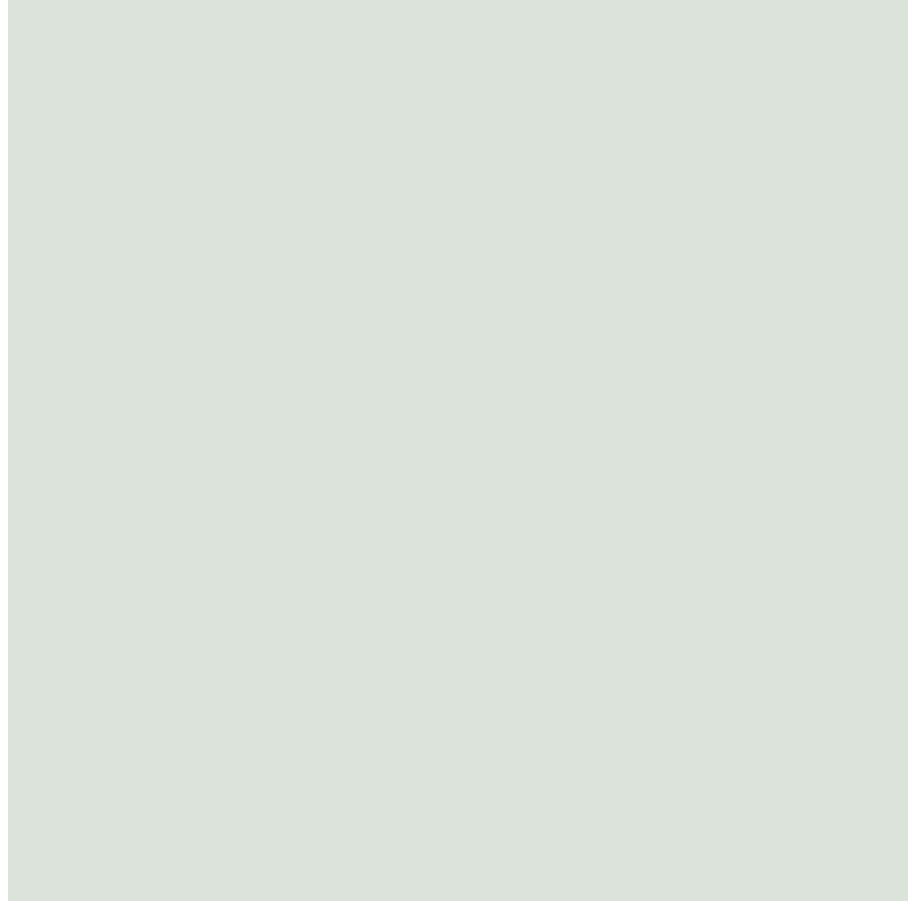
Moreover, the property holds exciting potential for expansion, with possibilities for rear and loft extensions STPP. This feature allows you to envision the future of your home, whether you wish to create additional living space or enhance its value.

In summary, this one-bedroom bungalow on Cranbrook Road is a rare find, combining comfort, convenience, and potential in a sought-after area. It is a perfect canvas for those looking to make their mark in the property market. Don't miss the chance to view this charming home and explore the possibilities it has to offer.



|                |                               |
|----------------|-------------------------------|
| ENTRANCE PORCH | 7'6" x 2'10" (2.31m x 0.88m)  |
| RECEPTION ROOM | 16'0" x 13'7" (4.88m x 4.15m) |
| KITCHEN        | 10'7" x 6'0" (3.23m x 1.83m)  |
| BEDROOM        | 14'1" x 8'2" (4.30m x 2.49m)  |
| BATHROOM       | 7'10" x 5'1" (2.39m x 1.57m)  |
| EXTERIOR       |                               |
| AGENTS NOTE    |                               |



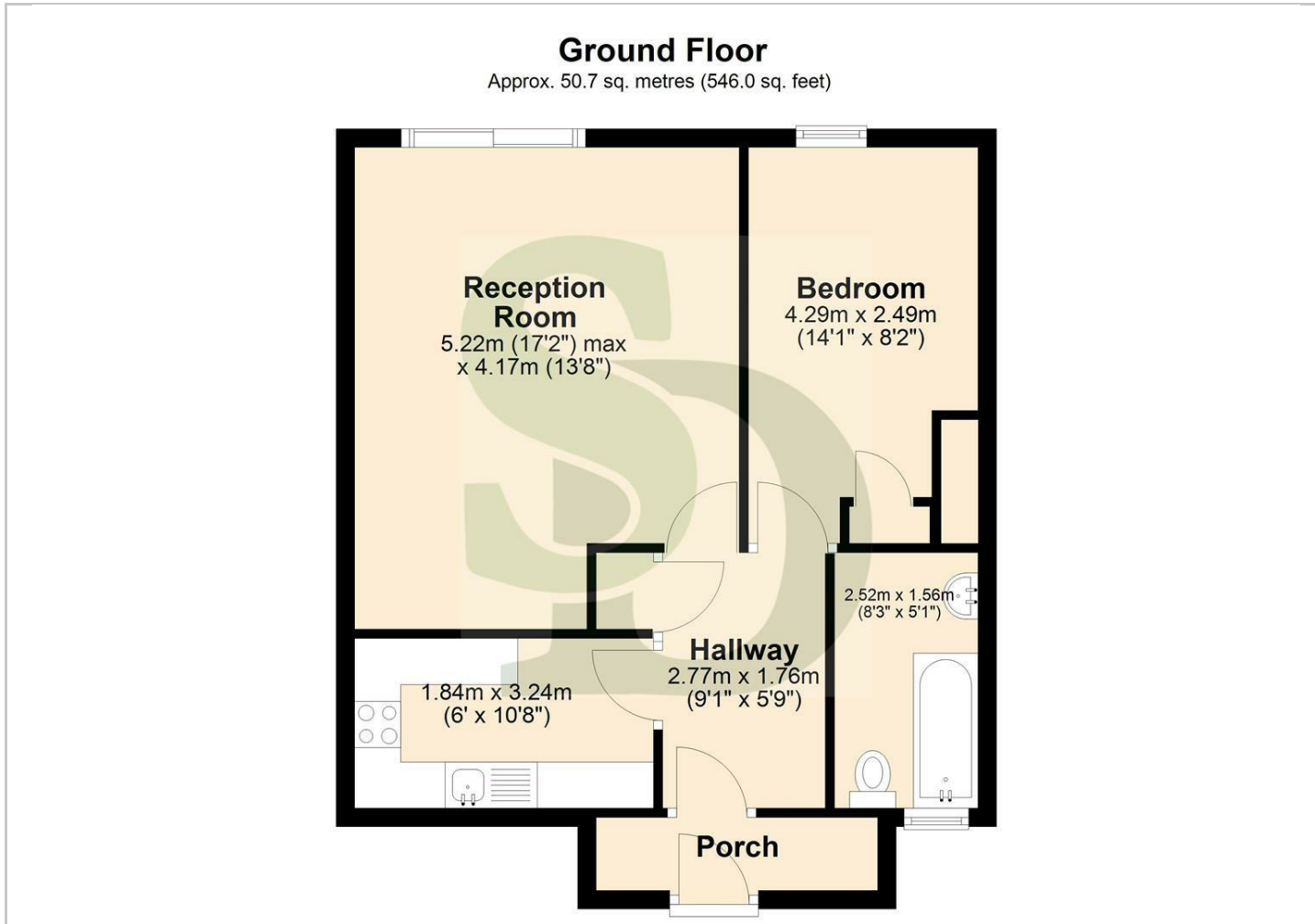


Directions





## Floor Plans



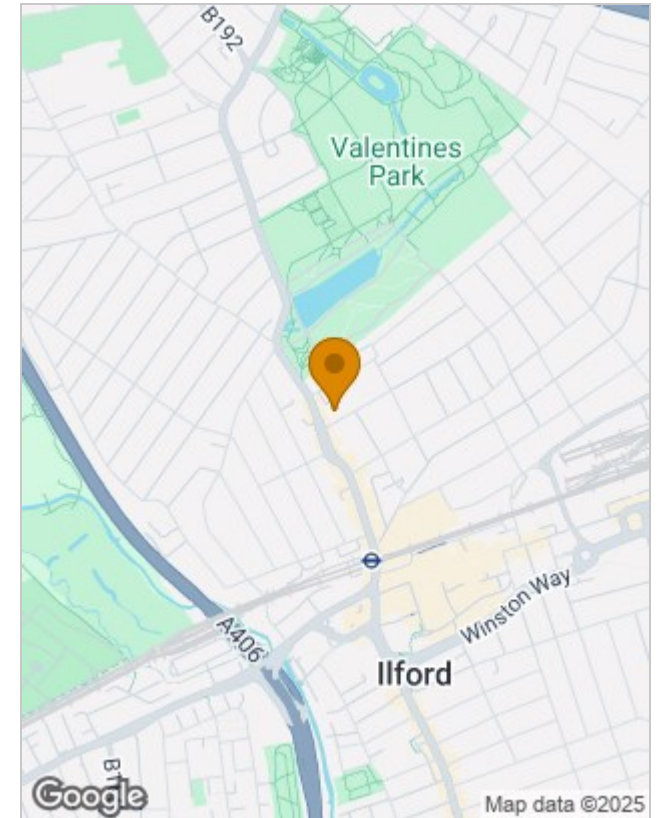
## Viewing

Please contact our Redbridge Sales 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

