

Sandra Davidson
ESTATE AGENTS



Benton Road, Ilford, IG1 4AS

£650,000





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Benton Road

Ilford, IG1 4AS

- EPC - D
- GARAGE HAS BEEN CONVERTED
- CLOSE TO STATION
- WALKING DISTANCE TO LOCAL AMENITIES
- THREE BEDROOMS
- LARGE GARDEN
- CLOSE TO SCHOOLS
- OFF STREET PARKING

Sandra Davidson Estate Agents are pleased to present this end terraced three bedroom family house located within close proximity of Seven Kings High School and a convenient location near Newbury Park Station (Central Line - Zone 4). The property comprises three bedrooms, three reception rooms, good size kitchen and first floor family bathrooms. The property also benefits from gas central heating and off-street parking.

Viewings are recommended to avoid disappointment.



ENTRANCE HALL

RECEPTION ONE

13'6" x 15'5" into bay (4.13m x 4.72m into bay)

DINING ROOM

11'8" x 11'5" (3.56m x 3.50m)

KITCHEN

7'10" x 7'8" (2.41m x 2.36m)

RECEPTION THREE/OFFICE SPACE

30'7" max x 26'3" max (9.34m max x 8.02m max)

STAIRS TO FIRST FLOOR

BEDROOM ONE

13'2" into bay x 11'4" (4.03m into bay x 3.46m)

BEDROOM TWO

11'5" x 10'9" (3.50m x 3.29m)

BEDROOM THREE

8'1" x 8'0" (2.47m x 2.44m)

SHOWER ROOM

6'7" x 5'8" (2.02m x 1.74m)

SEPARATE WC

3'9" x 2'6" (1.15m x 0.78m)





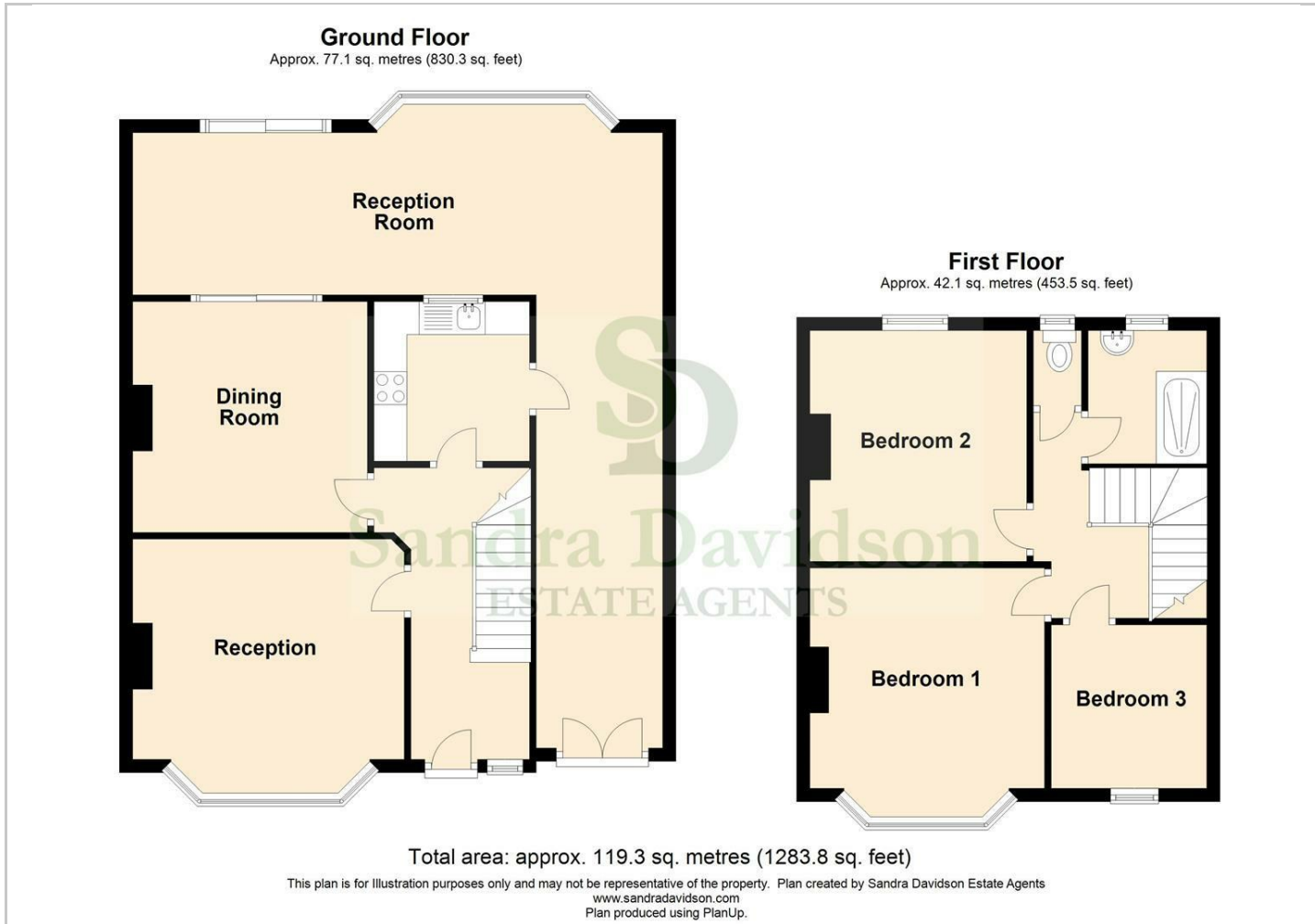
EXTERIOR
AGENTS NOTE

Directions





Floor Plans



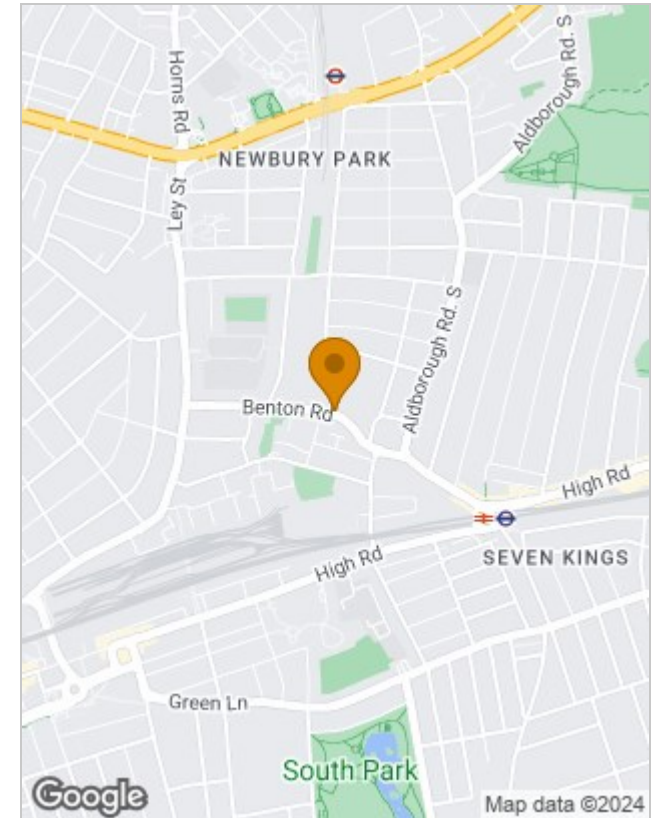
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	