



Westwood Road, Ilford, IG3 8SB

£550,000





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Westwood Road

Iford, IG3 8SB

- EPC RATING C
- Two reception rooms
- Off street parking
- Outbuilding
- Three bedrooms
- Kitchen
- Close to Station

Sandra Davidson Estate Agents are pleased to present this middle terraced three bedroom family home situated off Seven Kings High Road. The property is situated in a popular residential location with local amenities such as shops and public transport close by. The accommodation comprises: two reception rooms, extended kitchen, three bedrooms and two bathrooms. The property benefits from off street parking, gas central heating and double glazing. Viewings are highly recommended.



ENTRANCE

RECEPTION ONE 12'7" x 12'0" (3.86m x 3.66m)

RECEPTION TWO 14'10" x 11'4" (4.54m x 3.47m)

SHOWER ROOM 7'6" x 2'4" (2.30m x 0.73m)

KITCHEN 15'6" x 12'2" (4.73m x 3.73m)

LEAN TO 15'8" x 8'1" (4.80m x 2.47m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 12'9" x 11'1" (3.89m x 3.40m)

BEDROOM TWO 12'9" x 9'5" (3.91m x 2.88m)

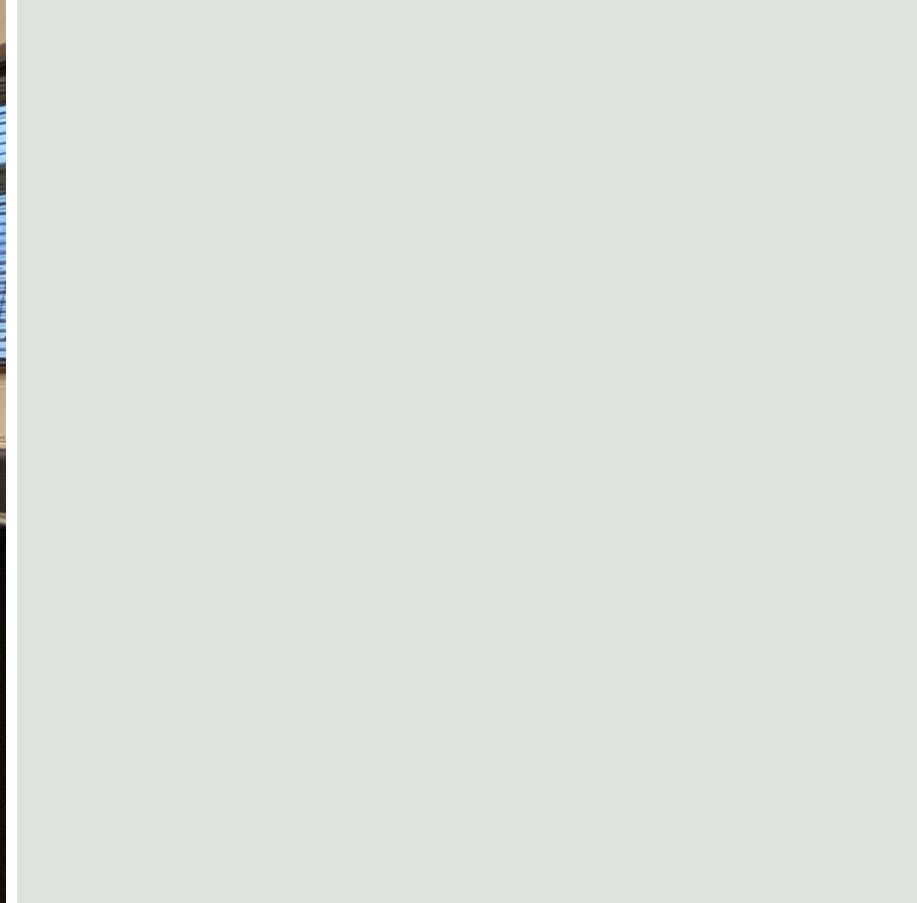
BEDROOM THREE 10'7" x 5'9" (3.25m x 1.77m)

BATHROOM 7'4" x 7'0" (2.25m x 2.15m)

EXTERIOR 42' (12.80m)

OUTBUILDING

AGENTS NOTE



Directions





Floor Plans



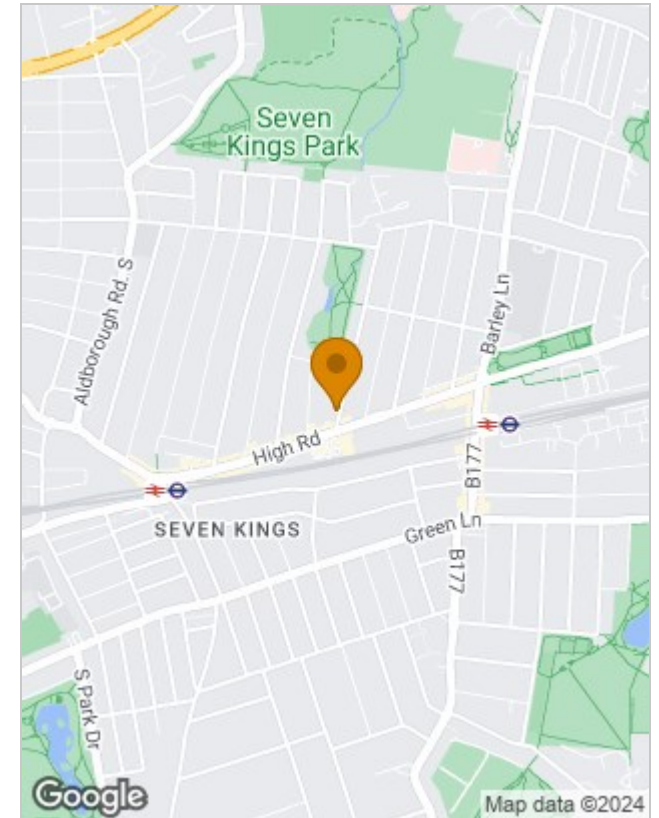
Viewing

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	71	
(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	