



Hunter Road, Ilford, IG1 2NN

Guide Price £550,000





Hunter Road

Iford, IG1 2NN

- EPC RATING D
- Lounge
- Two bathrooms
- Close to public transport
- Three bedrooms
- Kitchen/Diner
- Close to Iford Station

GUIDE PRICE £550,000 to £575,000

Sandra Davidson Estate Agents are pleased to present this middle terrace house, located close to Iford Town Centre and Iford Station (Crossrail - TFL Rail - Zone 4). This property is within walking distance to Iford Lane which provides shopping facilities for world food, independent clothing shops and jewellers. The property comprises: reception room, kitchen, two bathrooms and three bedrooms. The property also benefits from double glazing, gas central heating and rear garden. Viewings are highly recommended.



Guide Price £550,000

ENTRANCE

LOUNGE 22'4" x 10'11" (6.83m x 3.34m)

KITCHEN 23'2" x 9'1" (7.08m x 2.78m)

DINING AREA 13'6" x 4'10" (4.14m x 1.48m)

SHOWER ROOM 9'3" x 4'6" (2.83m x 1.38m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 11'3" x 10'11" (3.45m x 3.33m)

BEDROOM TWO 11'3" x 8'11" (3.43m x 2.73m)

BEDROOM THREE 9'2" x 8'6" (2.81m x 2.61m)

STORE ROOM 7'10" x 3'1" (2.39m x 0.95m)

BATHROOM 7'3" x 5'6" (2.21m x 1.70m)

STAIRS TO LOFT ROOM

LOFT ROOM 14'8" x 13'8" (4.49m x 4.17m)



EXTERIOR
OUTBUILDING
AGENTS NOTE

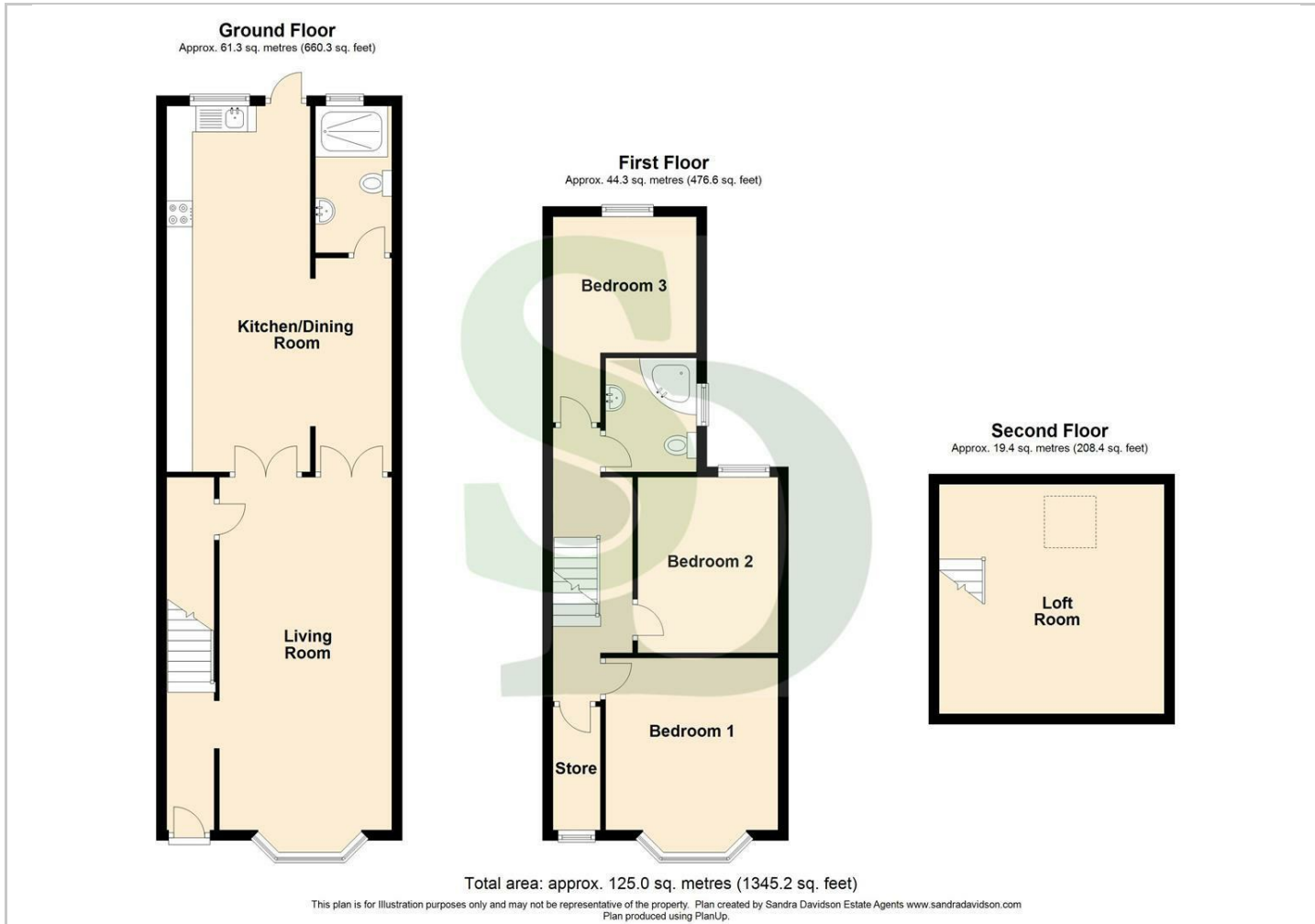
25' (7.62m)
12'1" x 10'2" (3.70m x 3.10m)

Directions





Floor Plans



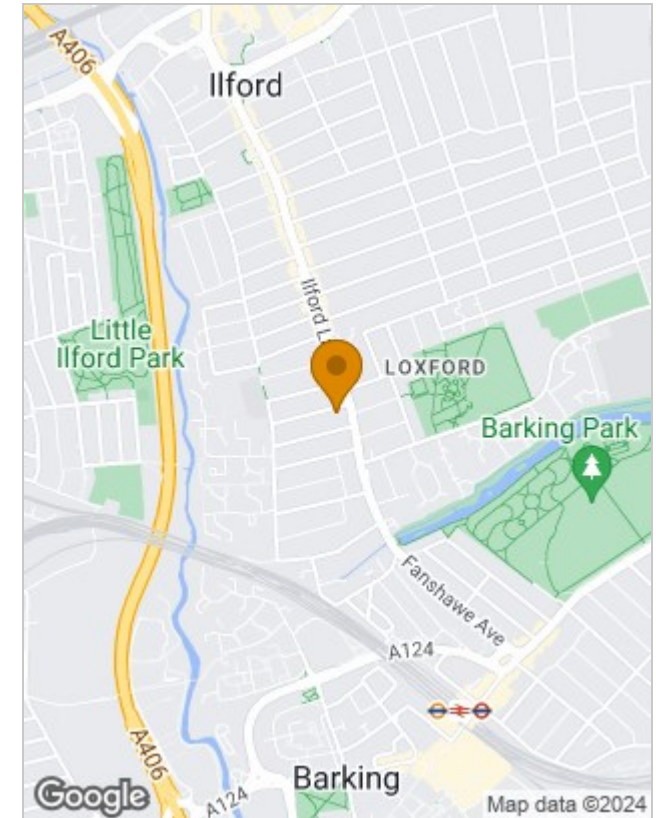
Viewing

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		
(69-80)	C		
(55-68)	D	56	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	