



Mortlake Road, Ilford, IG1 2TQ

Offers In Excess Of £500,000



Mortlake Road

Ilford, IG1 2TQ

- EPC - C
- SEMI-DETACHED
- AMENITIES CLOSE BY
- GREAT ACCESS TO PUBLIC TRANSPORT
- FOUR BEDROOM HOUSE
- SCHOOLS CLOSE BY
- NEW BUILD

Sandra Davidson Estate Agents are pleased to present this semi-detached family home situated between Ilford Lane and South Park Drive. The property is in a popular residential location close to convenience store and bus routes. Ilford Station, Seven kings station and Ilford Town Centre are also in close proximity. The accommodation comprises: Separate reception room, open plan kitchen/living and dining area, four bedrooms, ground floor cloakroom and first floor bathroom. Other benefits include double glazing, gas central heating and a rear garden.

Viewings are highly recommended to avoid disappointment.



ENTRANCE

RECEPTION ROOM

14'3" into bay x 10'9" (4.35m into bay x 3.30m)

KITCHEN-LIVING ROOM

17'7" max x 12'9" max (5.38m max x 3.89m max)

DINING AREA

11'3" 8'3" (3.43m 2.53m)

GROUND FLOOR CLOAKROOM

4'11" x 2'6" (1.50m x 0.77m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

15'5" into bay x 10'9" (4.72m into bay x 3.28m)

BEDROOM TWO

11'4" x 10'9" (3.46m x 3.28m)

BEDROOM THREE

6'9" x 6'2" (2.07m x 1.88m)

BATHROOM

6'9" x 6'1" (2.06m x 1.86m)





STAIRS TO SECOND FLOOR

BEDROOM FOUR 12'0" x 11'4" (3.67m x 3.46m)

EXTERIOR

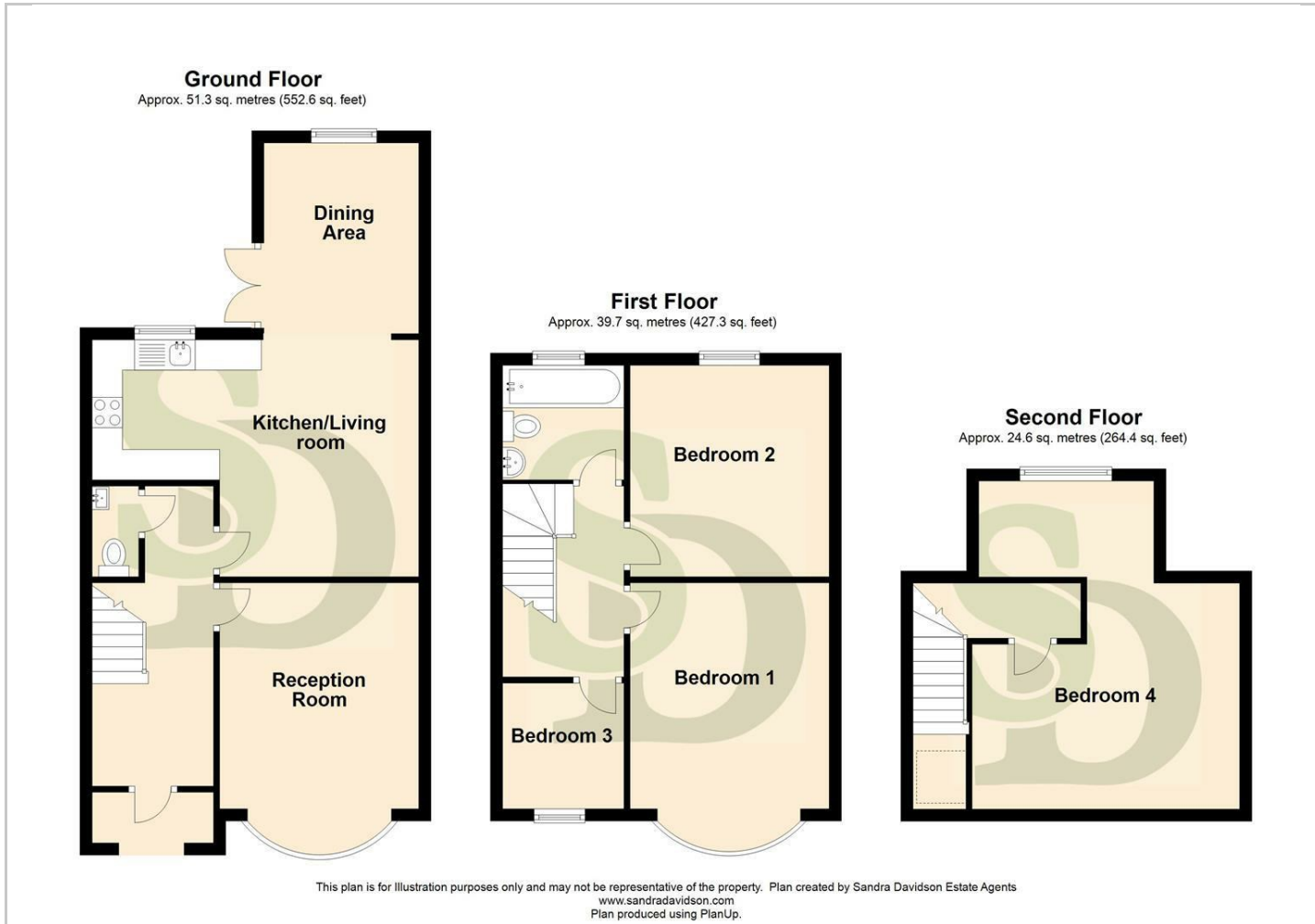
AGENTS NOTE

Directions





Floor Plans



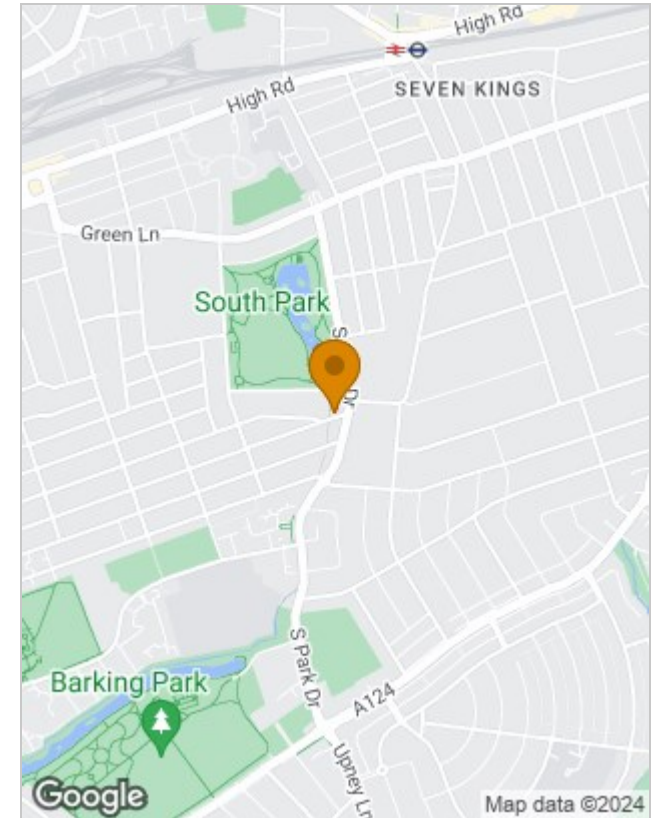
Viewing

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.

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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	77	82
(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	