



Lansdowne Road, Ilford, IG3 8NG

Asking Price £500,000





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Lansdowne Road

Iford, IG3 8NG

- EPC - C
- Two receptions
- Bathroom
- Three bedrooms
- Kitchen
- Close to Seven Kings Station

Sandra Davidson Estate Agents are pleased to present this spacious, mid-terrace three-bedroom family home. Located in a popular location within close proximity to Seven Kings Crossrail station. Local shops, schools and other transport facilities are also close by. The property offers good size accommodation throughout and has the potential to extend, subject to local authority consent. The accommodation comprises; Through lounge, kitchen, three bedrooms and a first-floor family bathroom. The property also benefits from off-street parking and a rear garden. Viewings are highly recommended.

CHAIN FREE



ENTRANCE

LOUNGE 25'3" x 13'9" (7.72m x 4.21m)

KITCHEN 9'1" x 6'3" (2.78m x 1.92m)

LEAN TO 16'7" x 6'3" (5.08m x 1.92m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 12'7" x 10'10" (3.85m x 3.31m)

BEDROOM TWO 12'4" x 10'10" (3.78m x 3.31m)

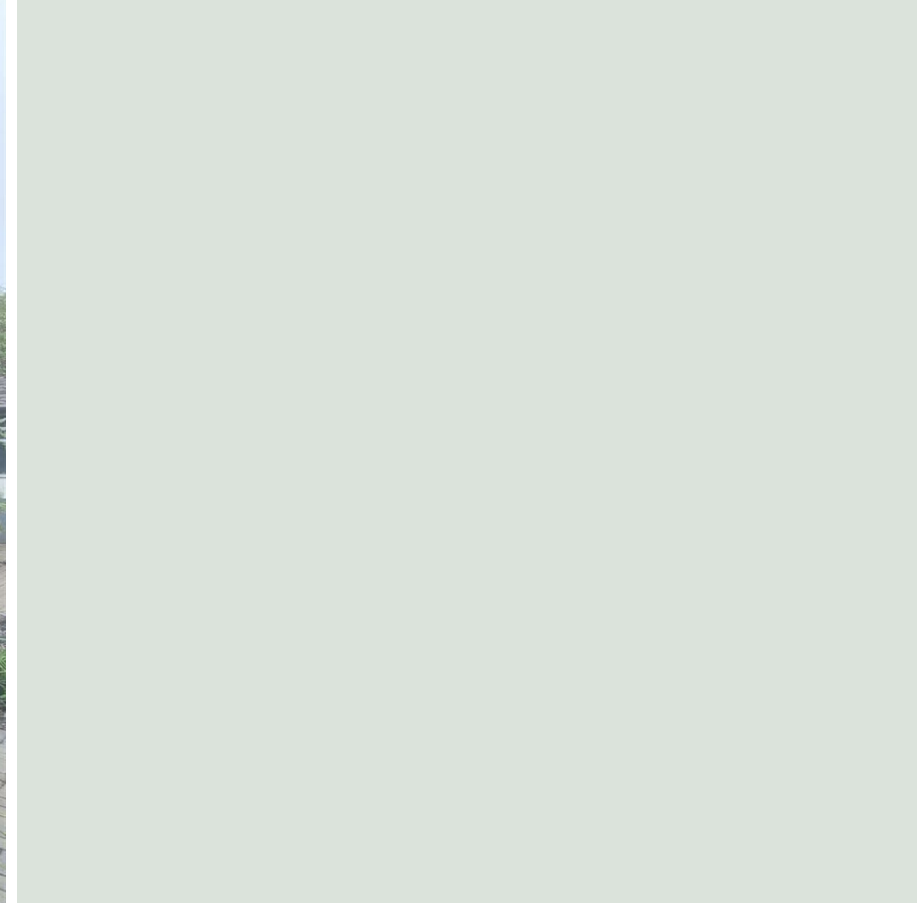
BEDROOM THREE 9'5" x 8'10" (2.88m x 2.71m)

BATHROOM 9'2" x 8'7" (2.81m x 2.64m)

EXTERIOR

AGENTS NOTE



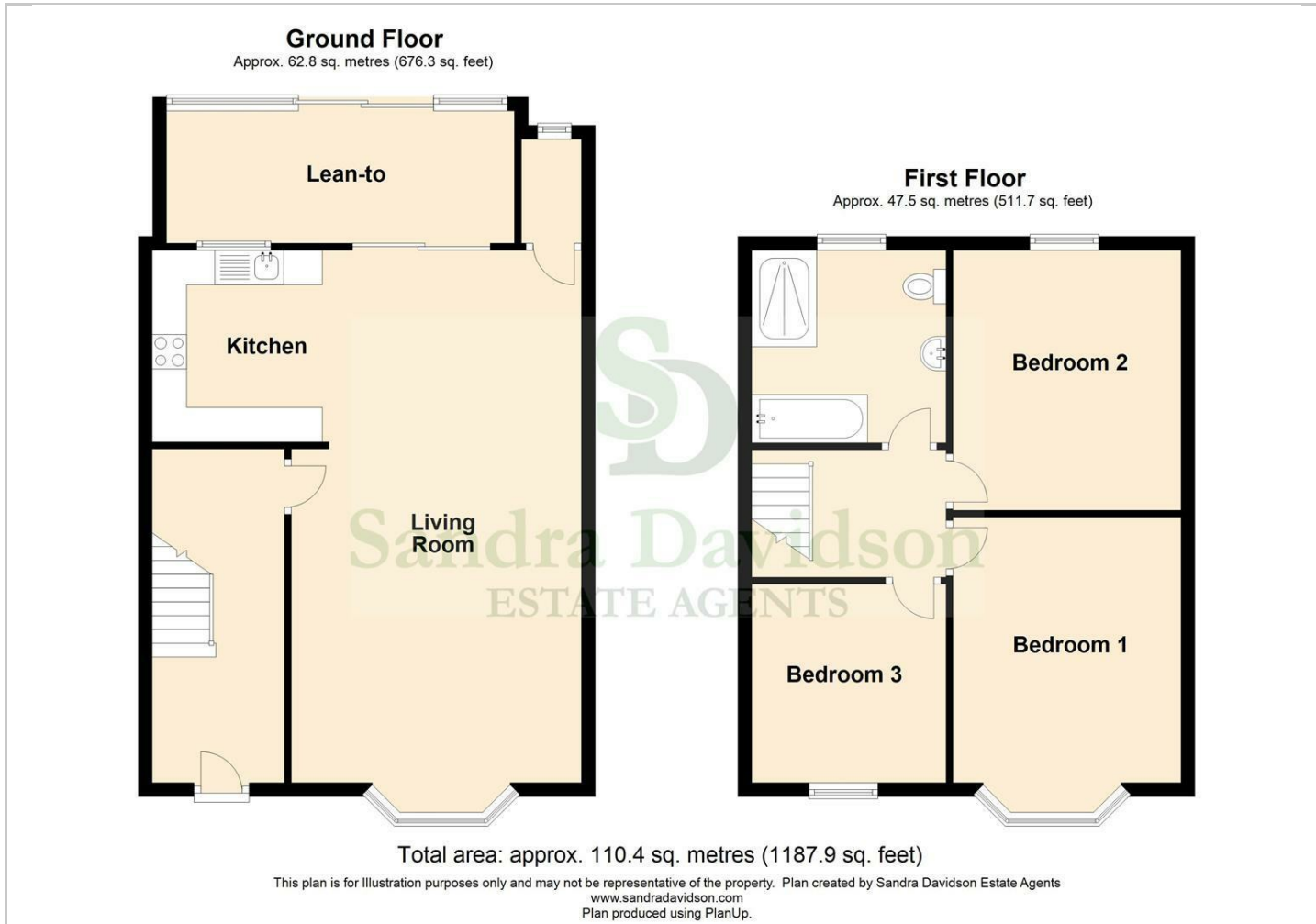


Directions





Floor Plans



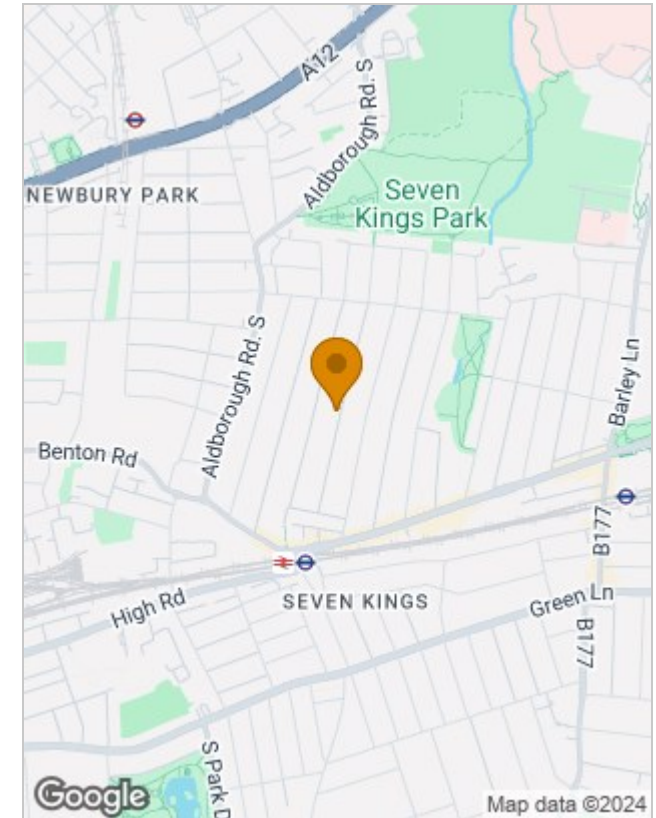
Viewing

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		
(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	