



Henley Road, Ilford, IG1 2TL

Offers In Excess Of £450,000



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# Henley Road

Iford, IG1 2TL

- EPC RATING C
- Lounge
- Shower room
- CHAIN FREE
- Three bedrooms
- Kitchen
- Close to South Park

## CHAIN FREE

Sandra Davidson is pleased to present this charming mid-terrace house located on Henley Road in the delightful area of Iford. This property boasts through lounge, three cosy bedrooms, and first floor family bathroom, making it an ideal home for a comfortable living space.

One of the standout features of this property is its potential for extension, subject to planning consent. This presents an exciting opportunity for the new owners to tailor the space to their liking and create their dream home.

Situated close to South Park, residents can enjoy leisurely strolls in the green surroundings and soak in the tranquillity of the area. The proximity to the park also offers a great space for outdoor activities and relaxation, perfect for unwinding after a long day.

Don't miss out on the chance to own this lovely property in a sought-after location. Whether you're looking to settle down or invest in a promising area, this house on Henley Road is sure to capture your heart. Book a viewing today and envision the endless possibilities this home has to offer.



## ENTRANCE

LOUNGE 22'0" x 11'0" (6.71m x 3.37m)

KITCHEN 11'3" x 6'10" (3.45m x 2.09m)

## STAIRS TO FIRST FLOOR

BEDROOM ONE 10'10" x 10'7" (3.31m x 3.23m)

BEDROOM TWO 11'6" x 10'1" (3.52m x 3.08m)

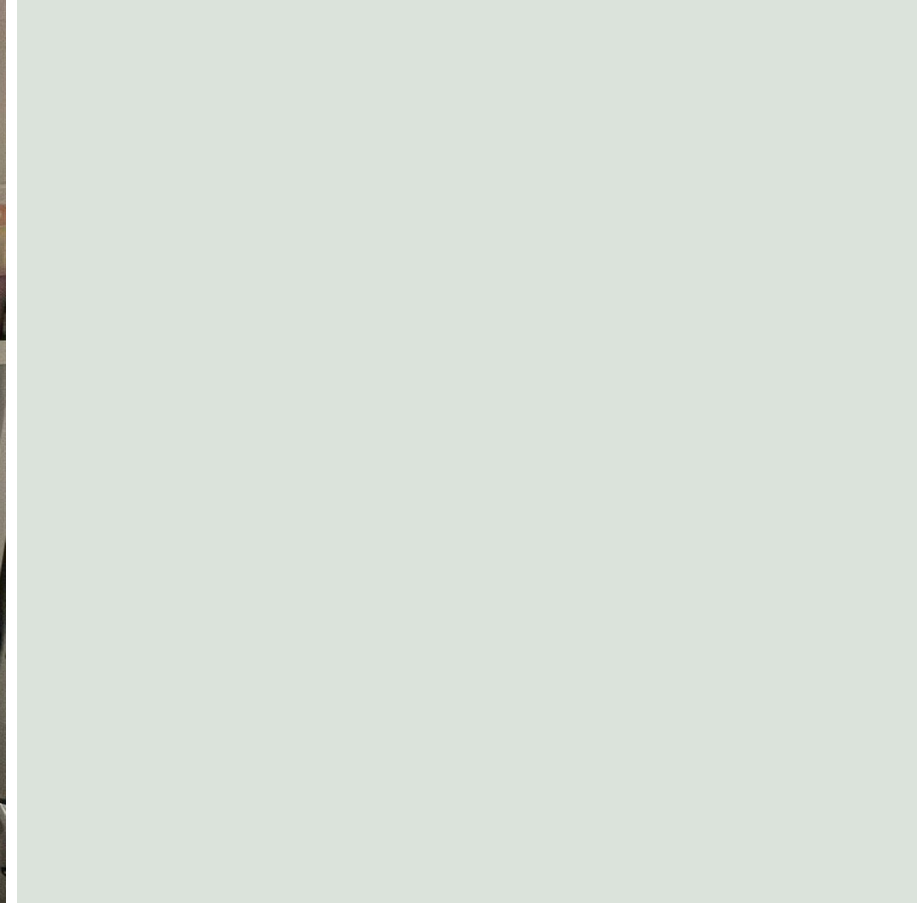
BEDROOM THREE 7'9" x 6'0" (2.38m x 1.84m)

SHOWER ROOM 6'4" x 6'4" (1.95m x 1.95m)

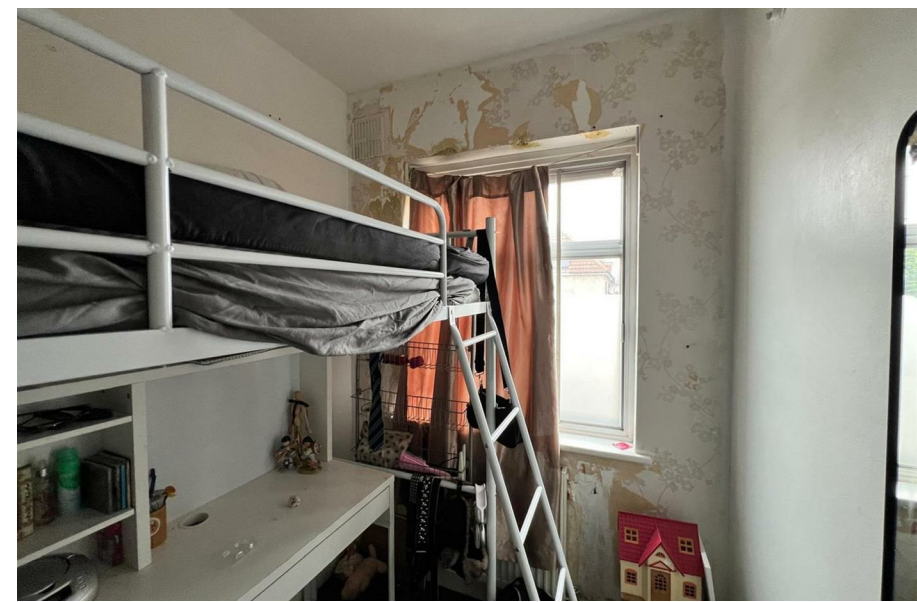
EXTERIOR 62' (18.90m)

## AGENTS NOTE



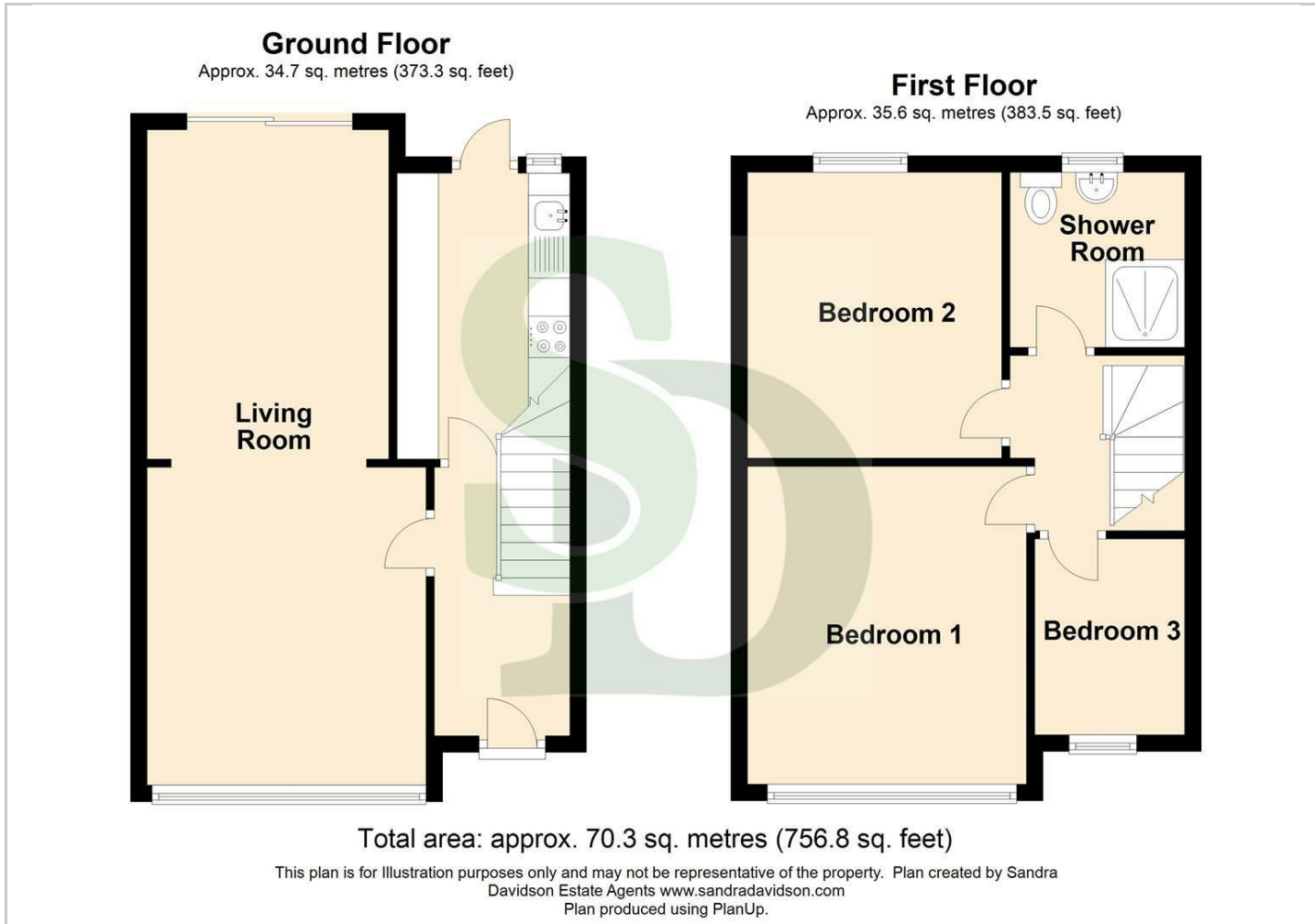


Directions

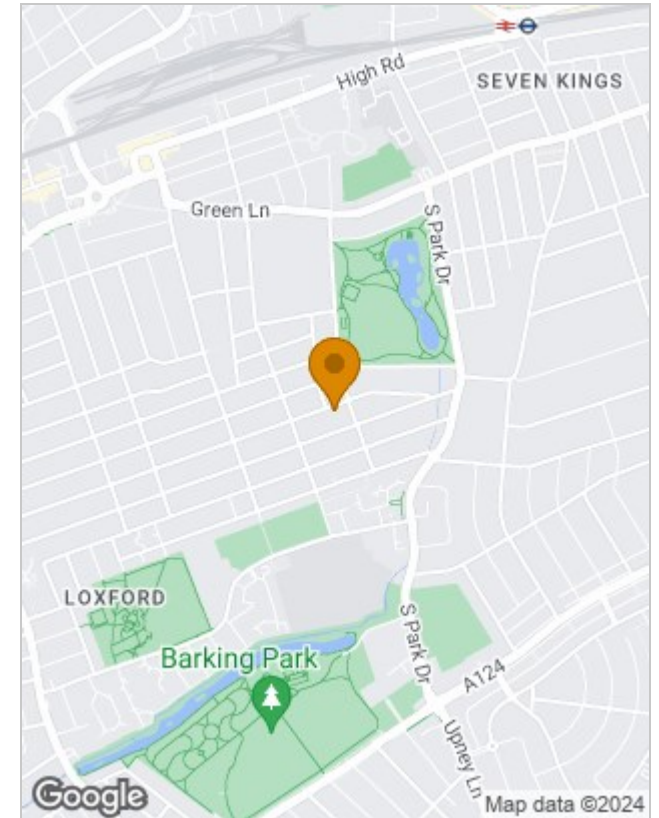




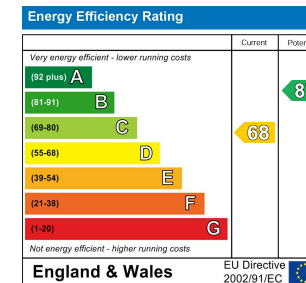
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.