



Spencer Road, Ilford, IG3 8PW

£450,000





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Ilford, IG3 8PW

- EPC - E
- GROUND FLOOR BATHROOM
- CLOSE TO SEVEN KINGS AND GOODMAYES STATION
- POTENTIAL FOR REAR AND LOFT CONVERSION (SSTP)
- THREE BEDROOMS
- LONG GARDEN
- CLOSE TO PARK
- POTENTIAL FOR A DROP CURB (SSTP)

Sandra Davidson Estate Agents are pleased to present this middle terrace 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. Transport links such as Seven Kings and Goodmayes Station are nearby. The accommodation comprises: Through lounge, kitchen, three bedrooms and a ground floor bathroom. The property benefits from gas central heating and and long garden. Viewings are highly recommended to avoid disappointment.



ENTRANCE

RECEPTION ONE

13'10" into bay x 11'2" (4.24m into bay x 3.41m)

RECEPTION TWO

11'0" x 10'11" (3.37m x 3.33m)

KITCHEN

12'9" x 5'6" (3.90m x 1.70m)

GROUND FLOOR BATHROOM

7'8" x 5'7" (2.34m x 1.72m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

17'3" x 11'1" (5.26m x 3.39m)

BEDROOM TWO

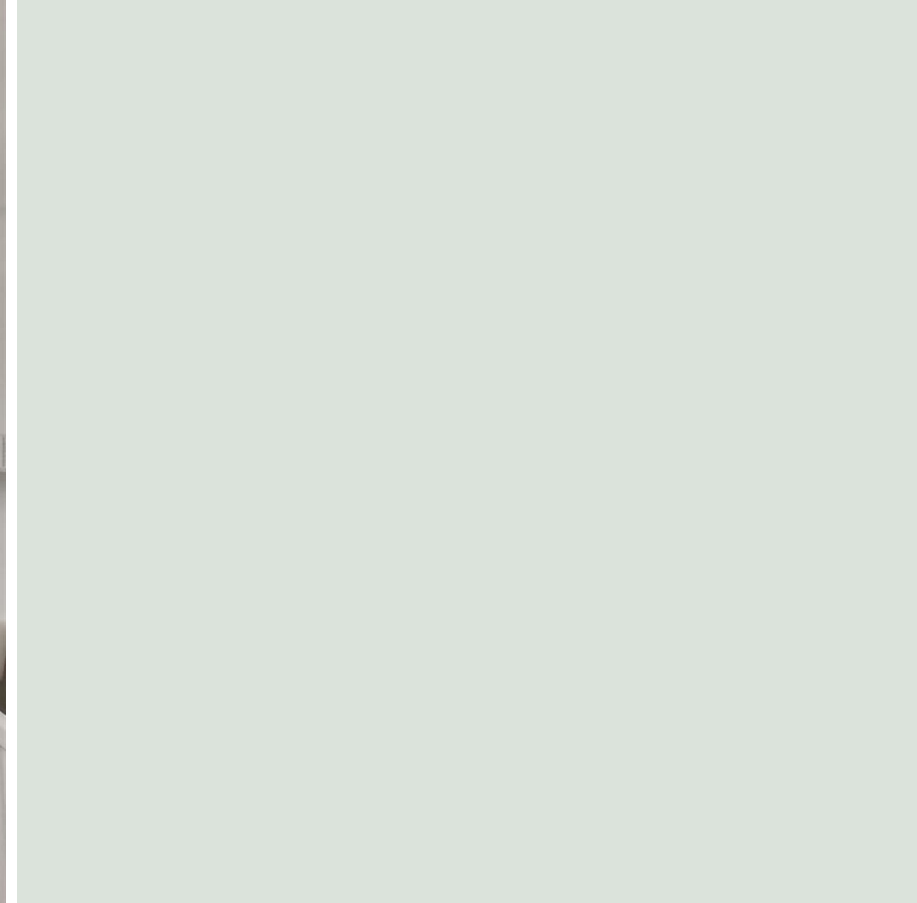
11'1" x 8'1" (3.39m x 2.47m)

BEDROOM THREE

8'9" x 7'6" (2.67m x 2.30m)

AGENTS NOTE



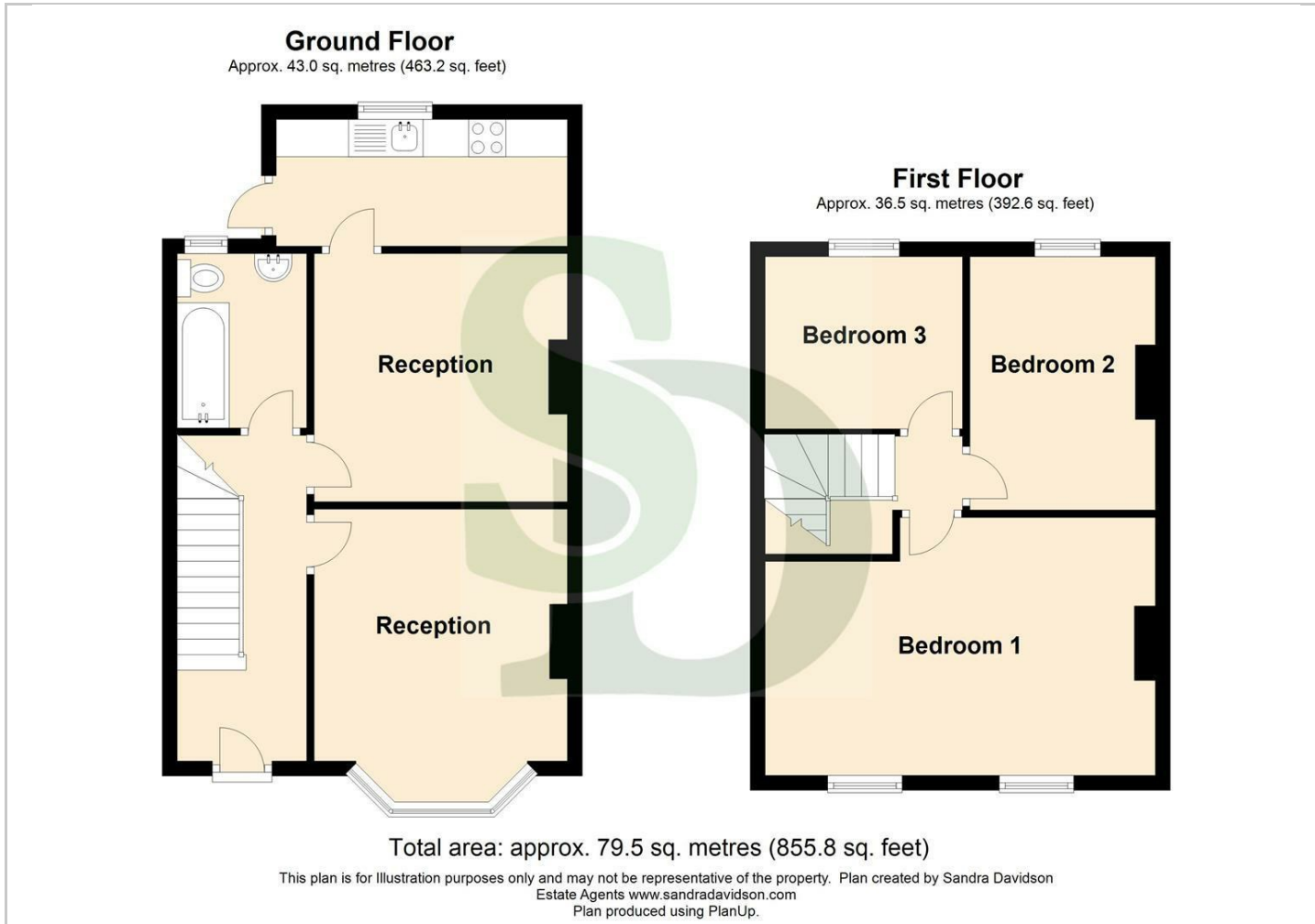


Directions





Floor Plans



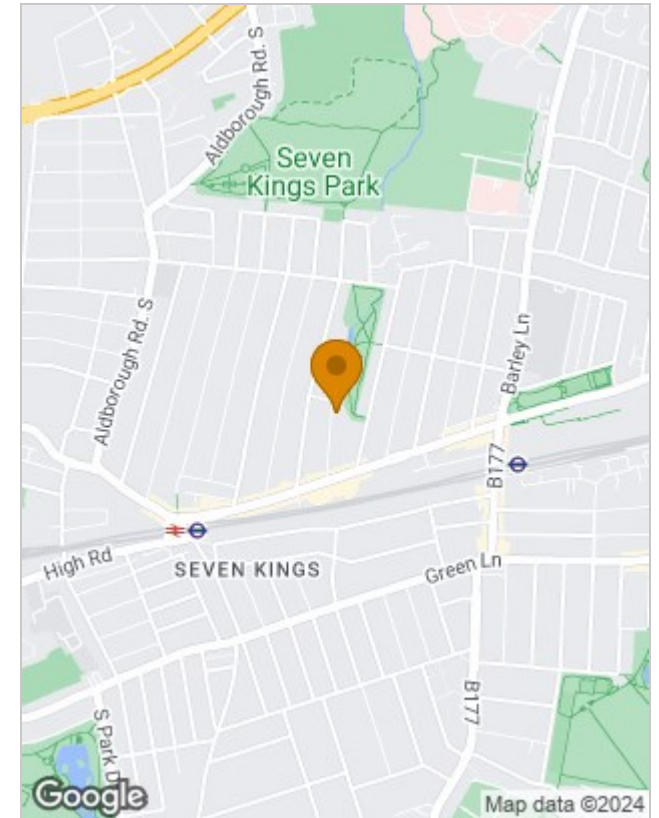
Viewing

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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	