



Cambridge Road, Ilford, IG3 8NA

Guide Price £625,000







# Cambridge Road

Iford, IG3 8NA

- EPC - E
- END TERRACE
- OUTBUILDING
- GAS CENTRAL HEATING
- FOUR BEDROOM HOUSE
- SIDE ACCESS
- DOUBLE GLAZED WINDOWS
- PARKING FOR TWO CARS

GUIDE PRICE -£625,000-£650,000

Welcome to this charming four-bedroom end terrace house located on Cambridge Road in the sought-after area of Iford. This property boasts a spacious reception room, ideal for entertaining guests or relaxing with family. With four well-proportioned bedrooms, there is plenty of space for a growing family or for those in need of a home office or hobby room.

Situated in a convenient location, this house offers easy access to Seven Kings, Goodmayes, and Newbury Park stations, making commuting a breeze. The added bonus of off-street parking ensures you'll never have to worry about finding a space for your vehicle after a long day.

One of the standout features of this property is the potential it holds. With side access and the possibility for rear and loft extensions (subject to planning permission), the opportunities to customise and expand this house to suit your needs are endless.

Don't miss out on the chance to own this fantastic end terrace house in Iford. Contact us today to arrange a viewing and envision the possibilities that this property has to offer.



## ENTRANCE

### RECEPTION ONE

17'3" into bay x 15'3" (5.28m into bay x 4.67m)

### RECEPTION TWO

15'3" into bay x 11'3" (4.65m into bay x 3.43m)

### KITCHEN-DINER

20'8" x 8'10" (6.31m x 2.71m)

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

15'7" into bay x 12'9" (4.75m into bay x 3.89m)

### BEDROOM TWO

14'7" x 10'0" (4.47m x 3.05m)

### BEDROOM THREE

9'7" x 8'2" (2.94m x 2.49m)

### BEDROOM FOUR

9'10" x 8'2" (3.01m x 2.49m)

### BATHROOM

10'6" x 6'0" (3.22m x 1.85m)

### EXTERIOR





OUTSIDE WC  
AGENTS NOTE

4'0" x 2'5" (1.22m x 0.76m)

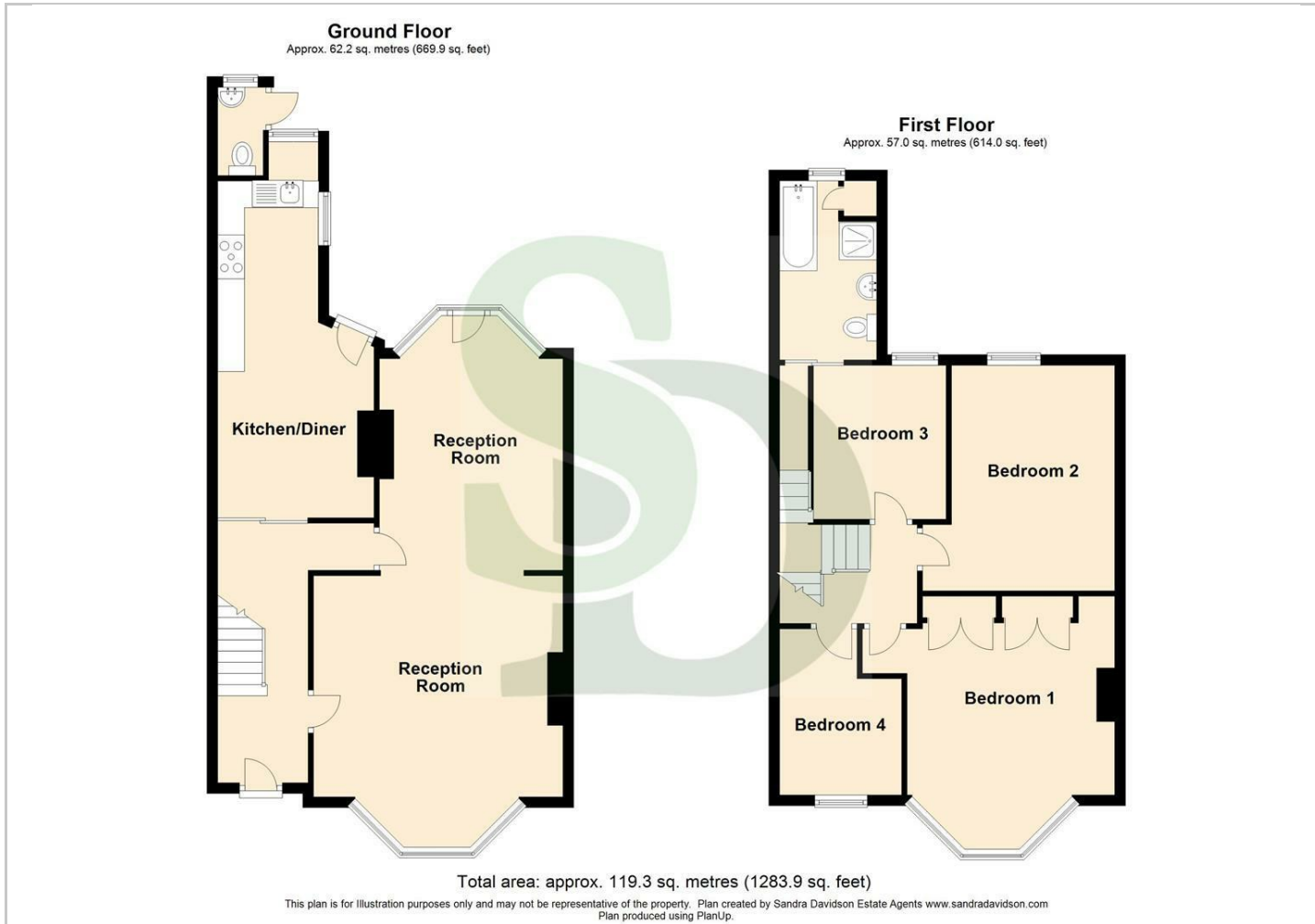
Directions







## Floor Plans



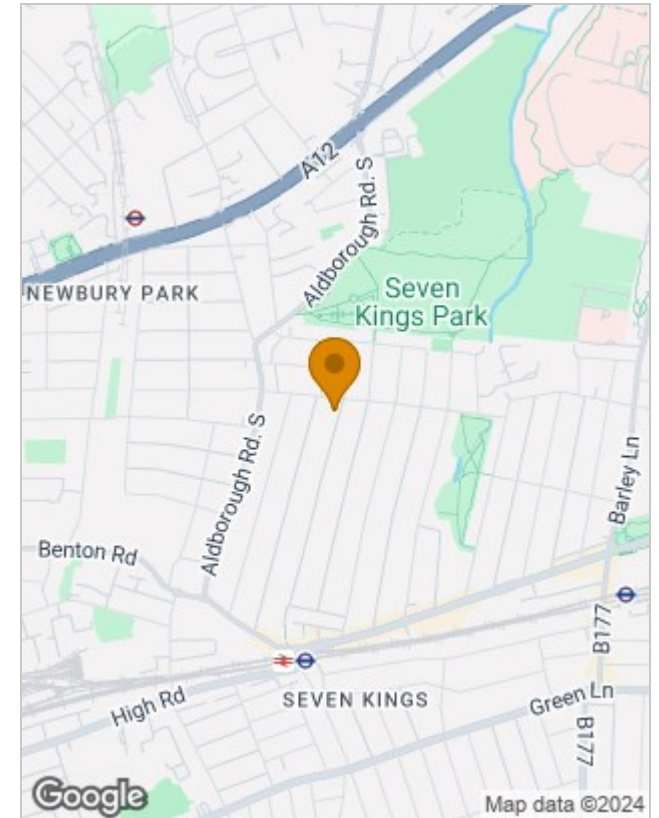
## Viewing

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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	