



North Road, Ilford, IG3 8AJ

£450,000



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# North Road

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- EPC - E
- OFF STREET PARKING
- POTENTIAL FOR REAR AND LOFT EXTENSIONS (SSTP)
- CLOSE TO ISAAC NEWTON ACADEMY
- TWO BEDROOM HOUSE
- FIRST FLOOR BATHROOM
- WALKING DISTANCE TO SEVEN KINGS STATION

Situated on the desirable North Road in Seven Kings, Ilford, this charming two-bedroom mid-terrace house is a hidden gem waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a convenient first-floor bathroom, this property offers a comfortable and practical living space.

Perfectly positioned within the catchment area for the prestigious Isaac Newton Academy, this home provides an excellent opportunity for families looking to secure a spot in a top-rated school. Additionally, the potential for rear and loft extensions, subject to planning permission, opens up a world of possibilities for those with a vision to create their dream home.

Convenience is key with this property, as it is just a short stroll away from Seven Kings station, making commuting a breeze for busy professionals or those who love to explore the city. Furthermore, the off-street parking for one car ensures that you'll never have to worry about finding a space after a long day out.

Don't miss out on the chance to make this house your own and create a warm and welcoming sanctuary in this sought-after location. Book a viewing today and start envisioning the endless potential that this property has to offer.



ENTRANCE

THROUGH LOUNGE

24'2" x 11'10" max (7.37m x 3.62m max)

KITCHEN

12'11" x 9'1" (3.96m x 2.79m)

STAIRS TO FIRST FLOOR

BEDROOM ONE

14'10" x 13'0" into bay (4.54m x 3.97m into bay)

BEDROOM TWO

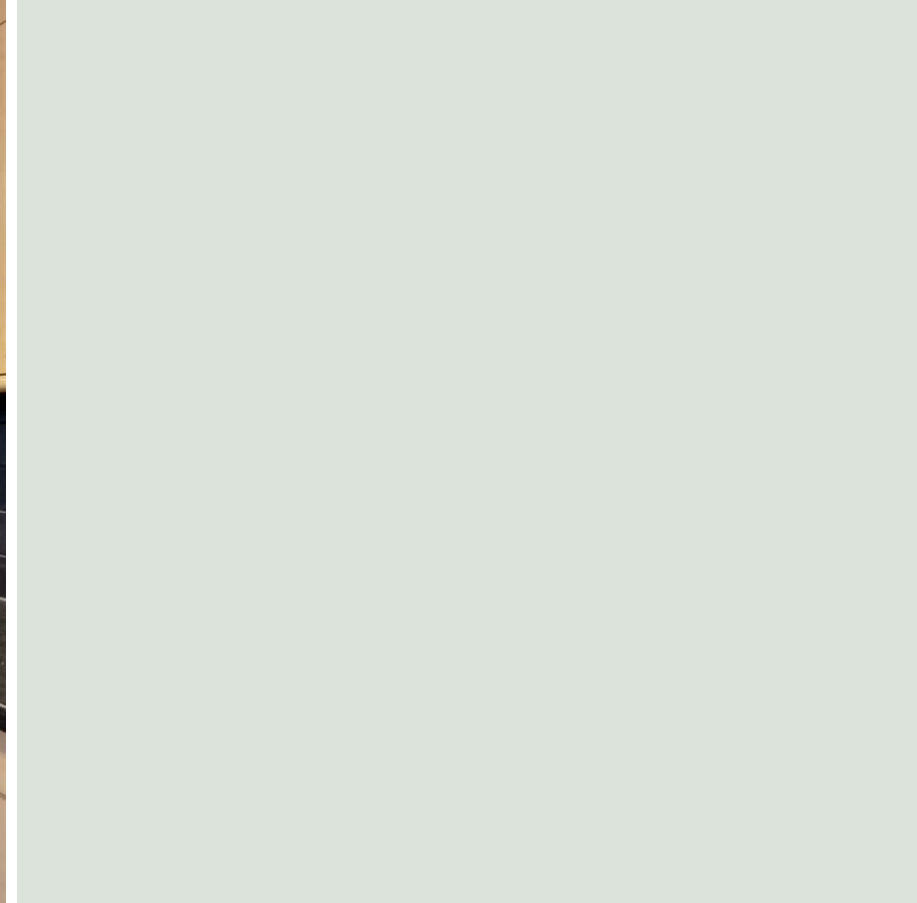
10'9" x 9'2" (3.30m x 2.81m)

FIRST FLOOR BATHROOM

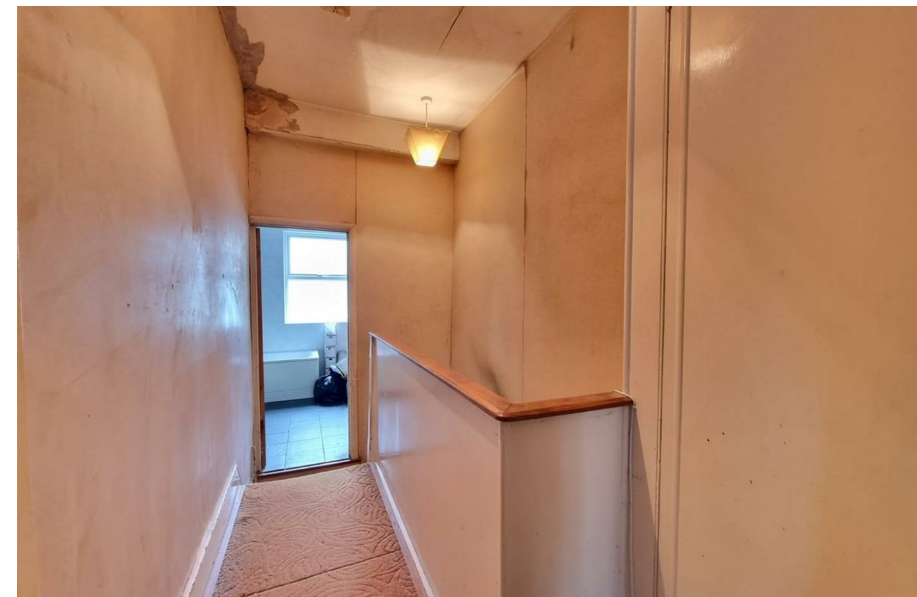
9'1" x 9'0" (2.79m x 2.76m)

AGENTS NOTES



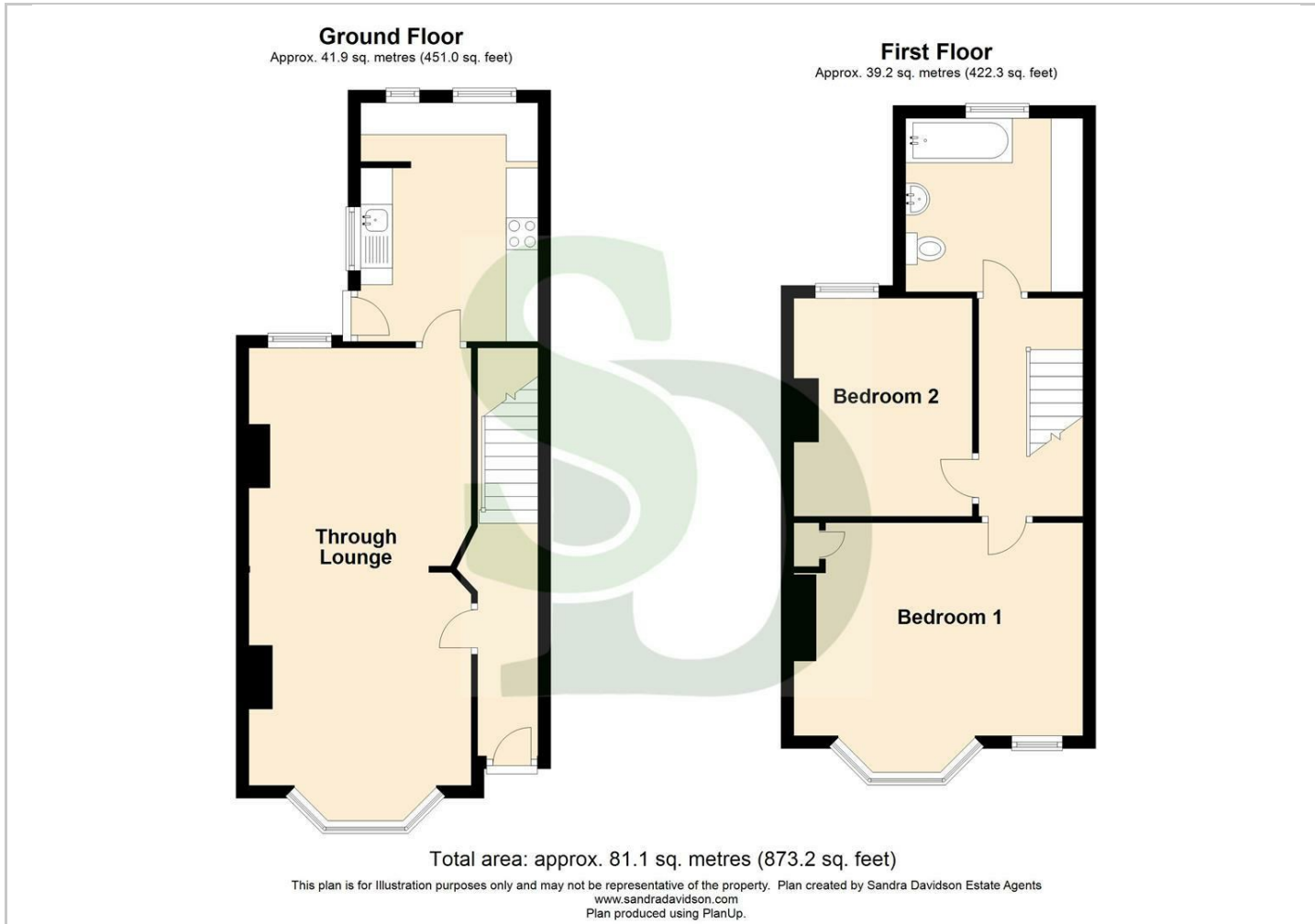


Directions





## Floor Plans



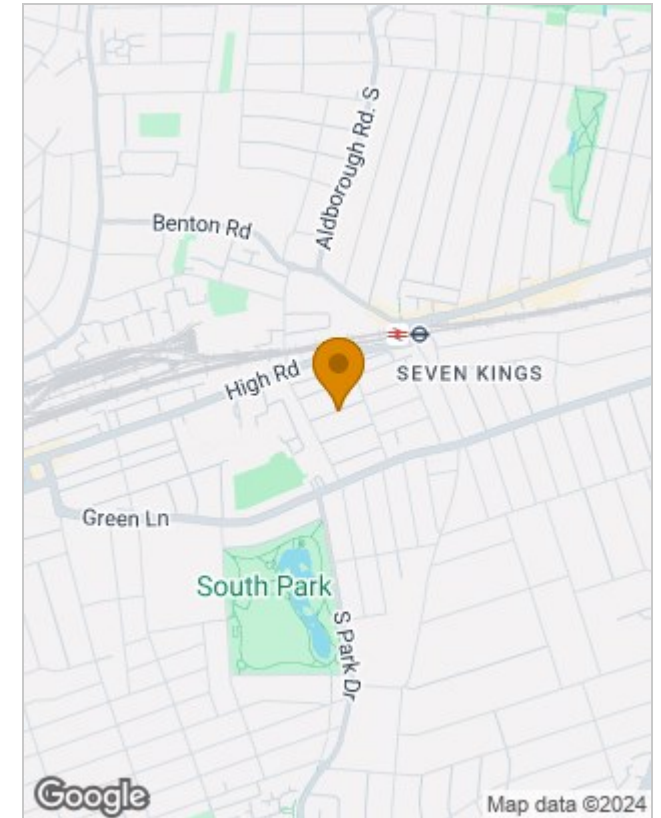
## Viewing

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

