



Guildford Road, Ilford, IG3 9YB

£475,000



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Guildford Road

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- EPC - C
- TWO BEDROOM HOUSE
- FIRST FLOOR BATHROOM
- OFF STREET PARKING
- EXTENDED TO THE GROUND FLOOR
- GROUND FLOOR WC
- WALKING DISTANCE TO SEVEN KINGS STATION
- AMENITIES CLOSE BY

Welcome to this charming 2-bedroom house located on Guildford Road in the sought-after area of Ilford. This property boasts a open plan living to the ground floor, ideal for entertaining guests or relaxing with your family. With a well-appointed first-floor bathroom, convenience and comfort are at the forefront of this lovely home.

Situated in the catchment area for the prestigious Isaac Newton School, this house offers a fantastic opportunity for families looking to provide their children with a top-tier education. Additionally, the convenience of being within walking distance to Seven Kings Station makes commuting a breeze, connecting you effortlessly to the rest of the city.

The property's location also provides easy access to a variety of amenities, ensuring that everything you need is within reach. Furthermore, the off-street parking for one vehicle adds a touch of convenience to your daily routine, making coming home a stress-free experience.

Don't miss out on the chance to make this delightful house your new home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property on Guildford Road.



ENTRANCE

RECEPTION ROOM 11'10" x 10'10" (3.62m x 3.32m)

KITCHEN - DINER 17'1" x 11'6" (5.23m x 3.51m)

LEAN TO 13'7" x 7'0" (4.15m x 2.15m)

GROUND FLOOR WC 3'10" x 2'1" (1.17m x 0.64m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 17'2" x 10'11" (5.24m x 3.34m)

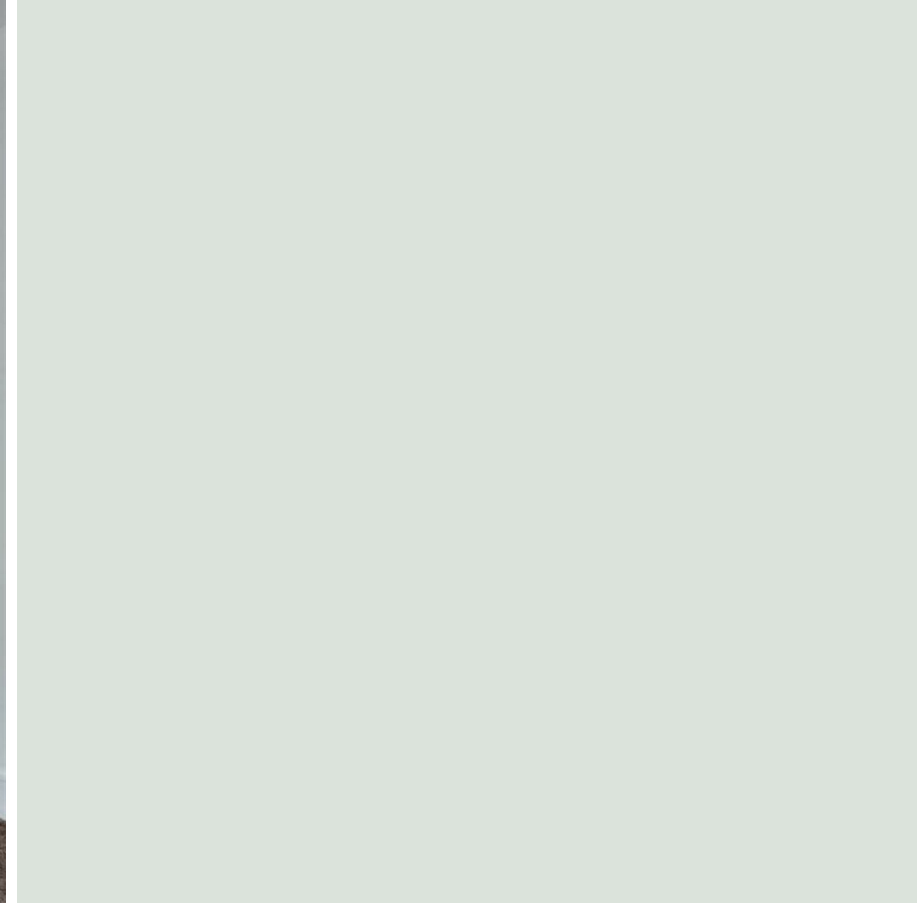
BEDROOM TWO 11'1" x 8'6" (3.38m x 2.60m)

FIRST FLOOR BATHROOM 8'3" x 8'0" (2.54m x 2.44m)

EXTERIOR

AGENTS NOTE



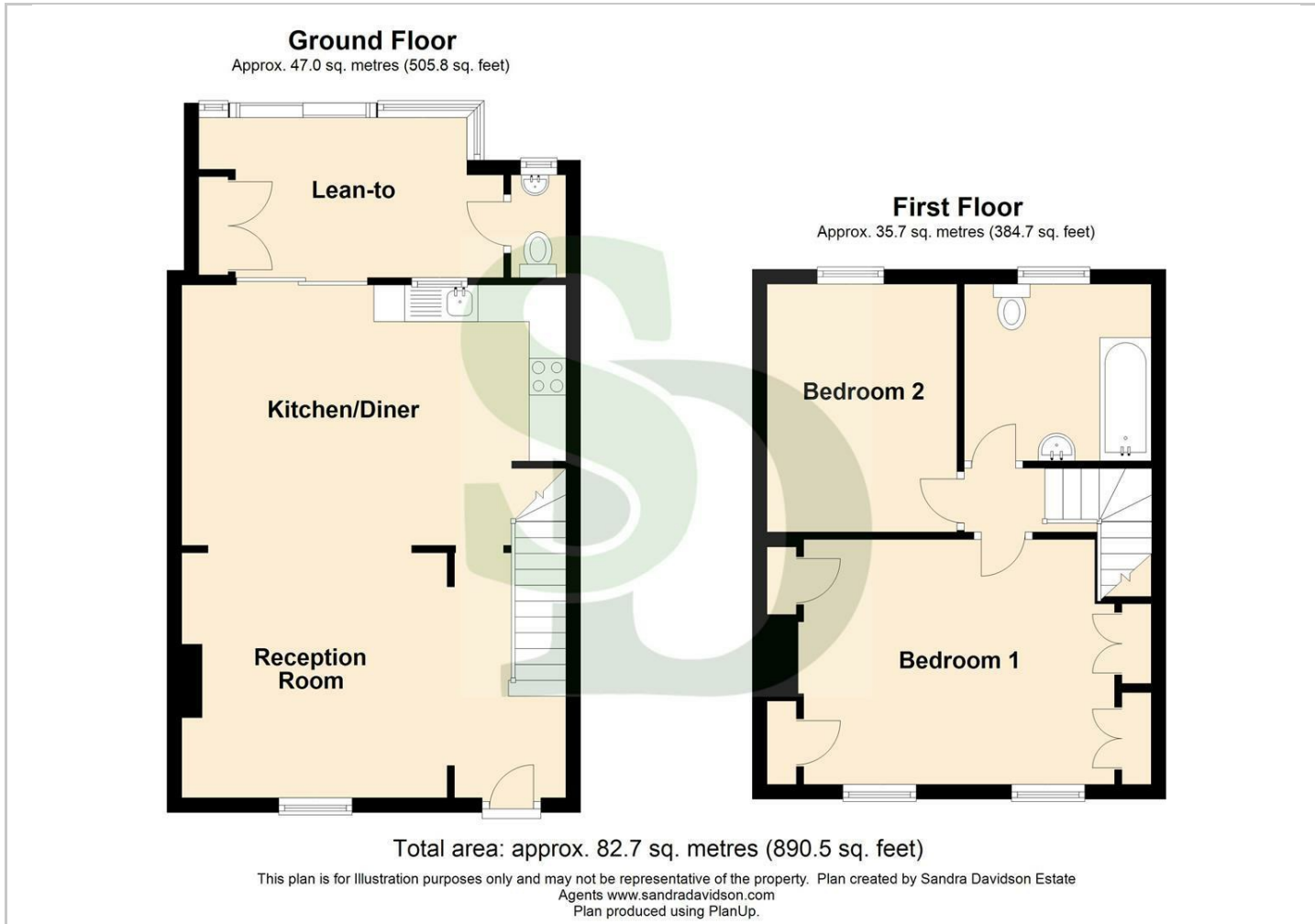


Directions





Floor Plans



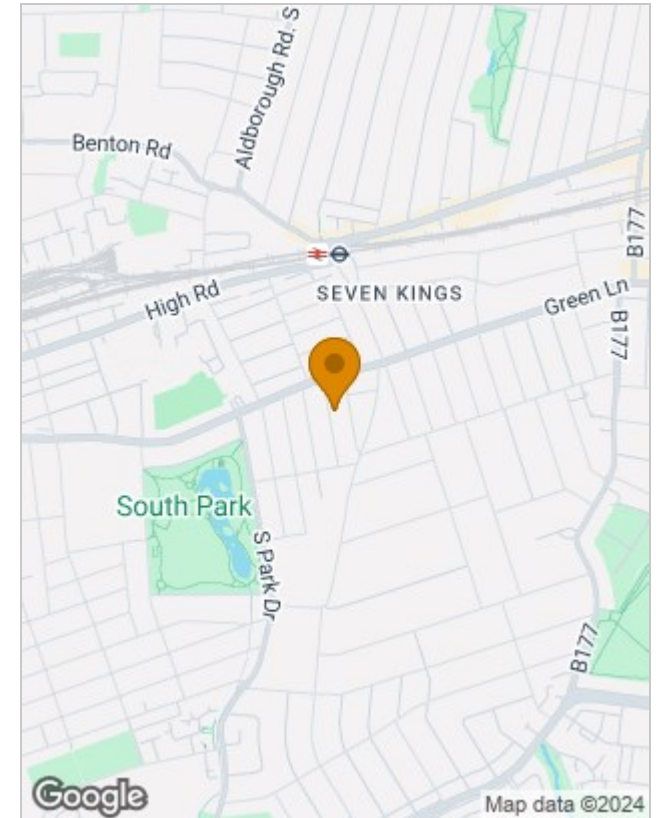
Viewing

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

