Sandra Davidson
ESTATE AGENTS

Betchworth Road, Ilford, IG3 9JF

Offers In Excess Of £550,000

3   2   1   C

Betchworth Road

Ilford, IG3 9JF

- EPC RATING C
- Three bedrooms
- Brick built outbuilding
- Through lounge
- Extended kitchen
- Close to public transport

Sandra Davidson Estate Agents are pleased to present this spacious middle terrace extended family home, situated off Green Lane. The property benefits from being close to local amenities such as schools, shops and public transport. The property is also close to Seven Kings Station (Crossrail - Elizabeth Line - Zone 4). The accommodation comprises: Through lounge, extended kitchen, ground floor wet room, three bedrooms and a first floor family bathroom. The property benefits from gas central heating, double glazed windows and brick built outbuilding. Viewings are highly recommended to avoid disappointment.

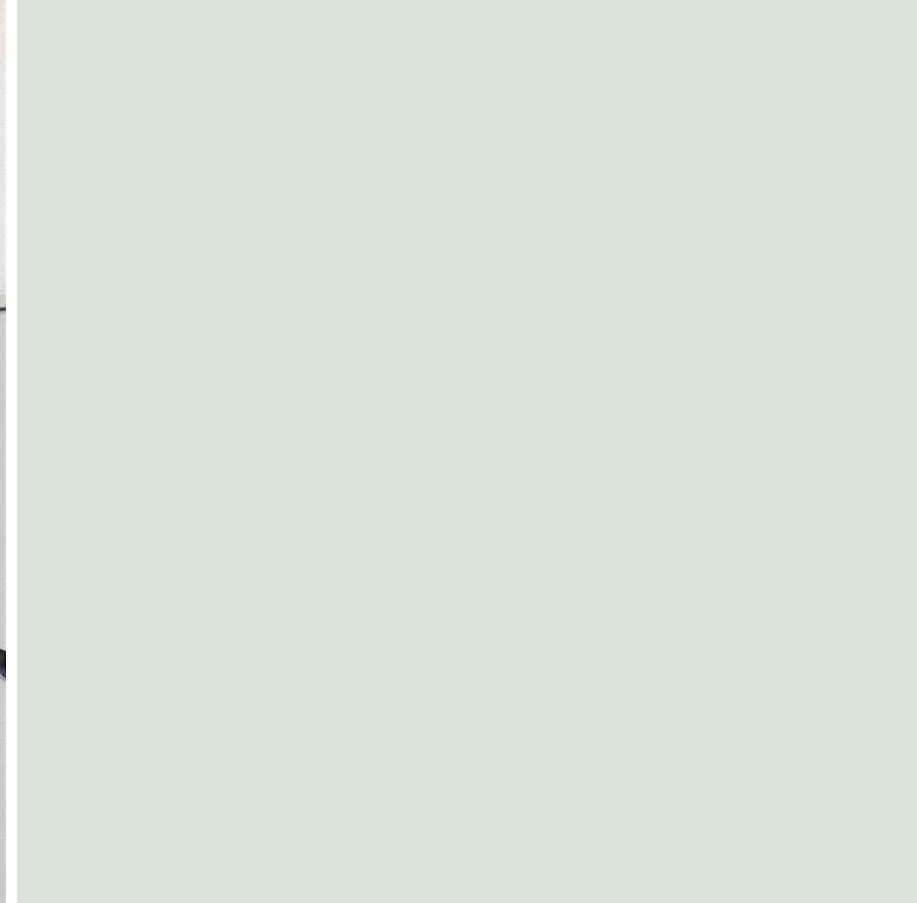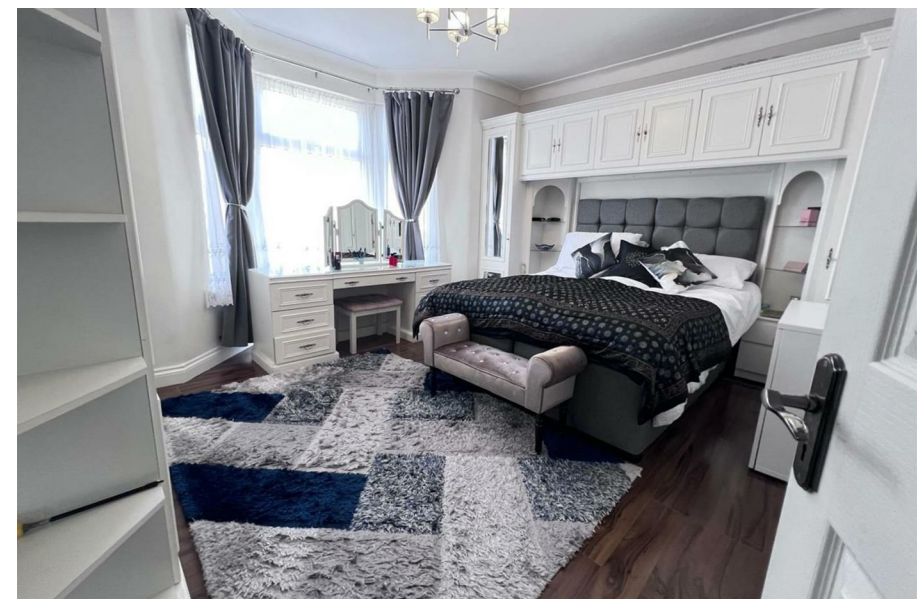|	
ENTRANCE	
THROUGH LOUNGE	25'1" x 13'11" (7.65 x 4.26)
KITCHEN	18'11" x 8'9" (5.78 x 2.68)
WETROOM	4'7" x 3'5" (1.41m x 1.06m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	14'3" x 13'5" (4.36 x 4.09)
BEDROOM TWO	11'1" x 10'5" (3.39 x 3.20)
BEDROOM THREE	9'2" x 7'9" (2.81 x 2.37)
BATHROOM	8'3" x 5'4" (2.53m x 1.65m)
EXTERIOR	25' (7.62m)
OUTBUILDING	
AGENTS NOTE	

Directions

Floor Plans

Ground Floor
Approx. 56.1 sq. metres (603.4 sq. feet)

Kitchen

Living Room

First Floor
Approx. 41.8 sq. metres (450.1 sq. feet)

Bedroom 2

Bedroom 3

Bedroom 1

Total area: approx. 97.9 sq. metres (1053.4 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents
www.sandradavidson.com
Plan produced using PlanUp.

Location Map

Benton Rd
Aldborough Rd
SEVEN KINGS
High Rd
Green Ln
South Park
S Park Dr
Google
Map data ©2024

Energy Performance Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC
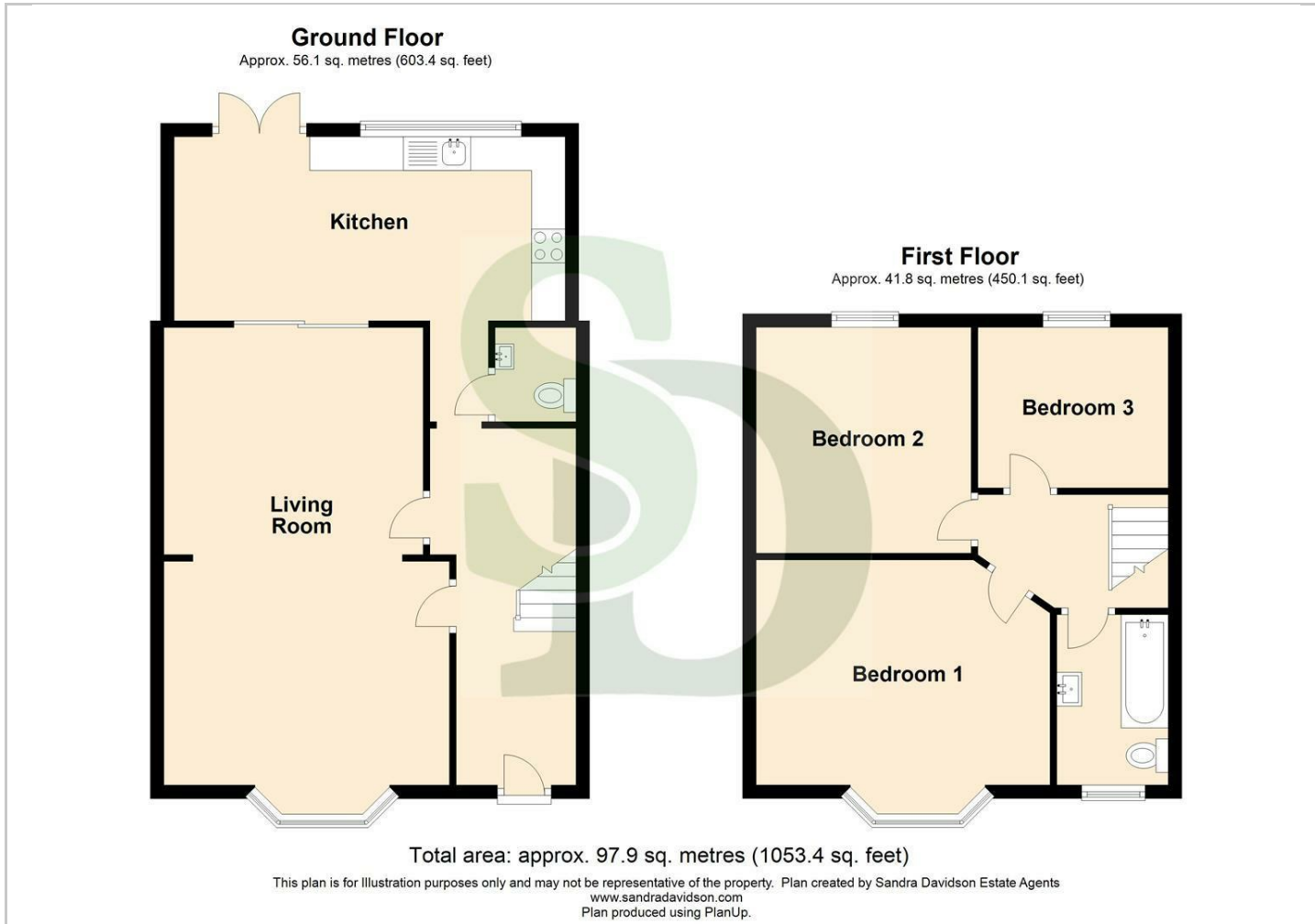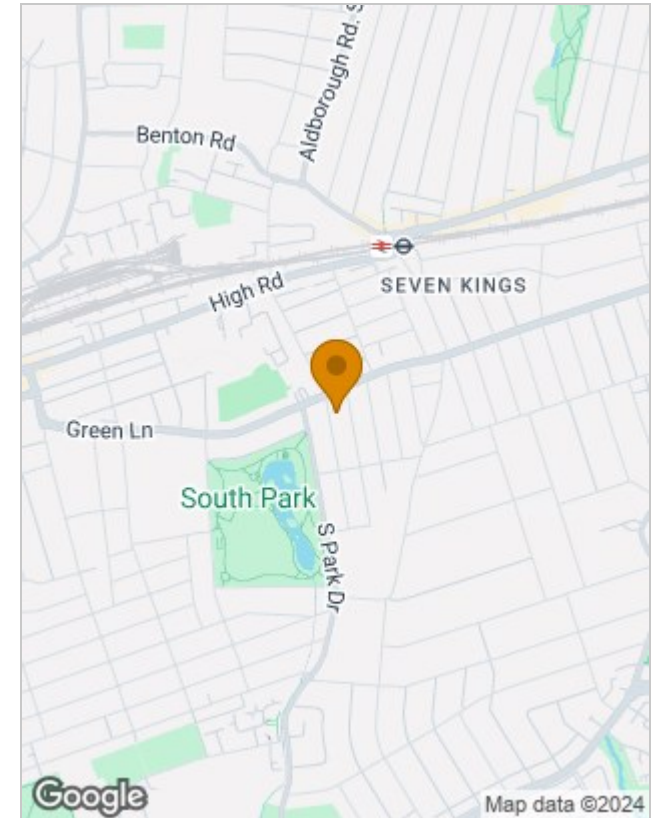
Viewing

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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