



Beddington Road, Ilford, IG3 8PD

Offers In Excess Of £550,000









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# Beddington Road

Ilford, IG3 8PD

- EPC - D
- FIRST FLOOR BATHROOM WITH SEPARATE
- FURTHER POTENTIAL FOR REAR AND LOFT
- POTENTIAL FOR OFF STREET PARKING
- FOUR BEDROOM HOUSE
- SHARED SIDE ACCESS TO GARDEN
- TWO RECEPTION ROOMS
- STONE THROW AWAY FROM THE SEVEN KINGS PARK

Welcome to this charming 4-bedroom end-terraced house located on Beddington Road in Seven Kings, Ilford. This property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your family. With a shared side access to the garden, you can enjoy the outdoors with ease.

Situated right by Seven Kings Park, this house offers a wonderful opportunity to embrace nature and enjoy leisurely strolls in the park. The convenience of gas central heating ensures that you stay warm and cozy during the colder months.

This property not only offers a comfortable living space but also presents additional potential with both ground and loft space. Imagine the possibilities of customizing these areas to suit your needs and preferences. Additionally, the presence of a ground floor WC adds to the convenience and practicality of this lovely home.

Don't miss out on the chance to own this delightful house in a desirable location. Contact us today to arrange a viewing and envision the life you could create in this wonderful property on Beddington Road.



## ENTRANCE PORCH

## RECEPATION ONE

15'10" into bay x 13'3" (4.85m into bay x 4.06)

## RECEPATION TWO

12'2" x 11'4" (3.73m x 3.47m)

## GROUND FLOOR WC

5'7" x 4'7" (1.72m x 1.42m)

## KITCHEN

14'11" x 7'3" (4.55m x 2.22m)

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

15'9" into bay x 11'5" (4.82m into bay x 3.50m)

## BEDROOM TWO

12'2" x 11'4" (3.73m x 3.47m)

## BEDROOM THREE

9'3" x 8'2" (2.82m x 2.49m)

## BATHROOM

8'9" x 5'1" (2.67m x 1.56m)

## FIRST FLOOR WC

4'7" x 2'7" (1.42m x 0.81m)

## STAIRS TO SECOND FLOOR





BEDROOM FOUR  
15'5" max x 13'5" max (4.70m max x 4.10m max)

EXTERIOR

AGENTS NOTES

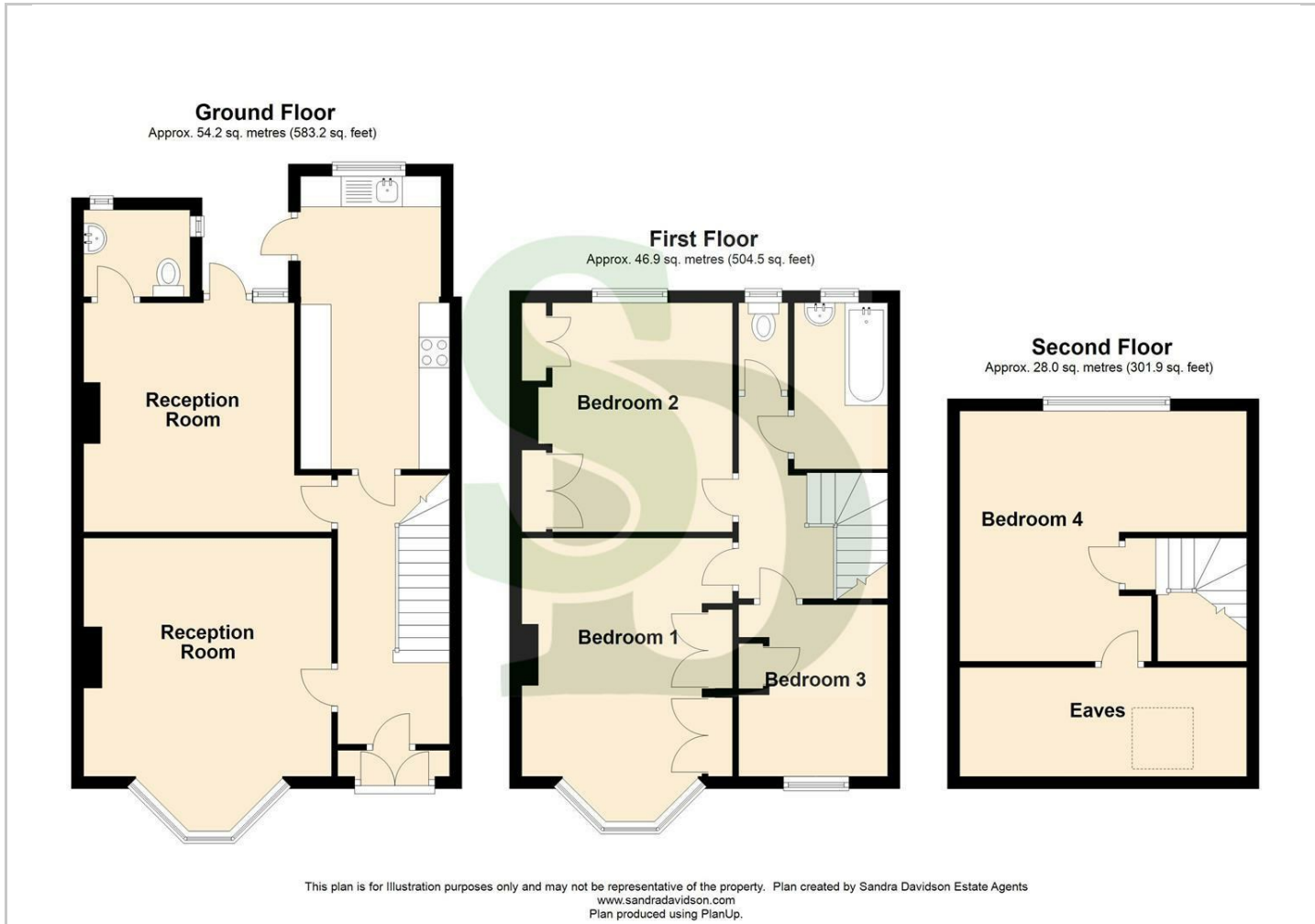
Directions



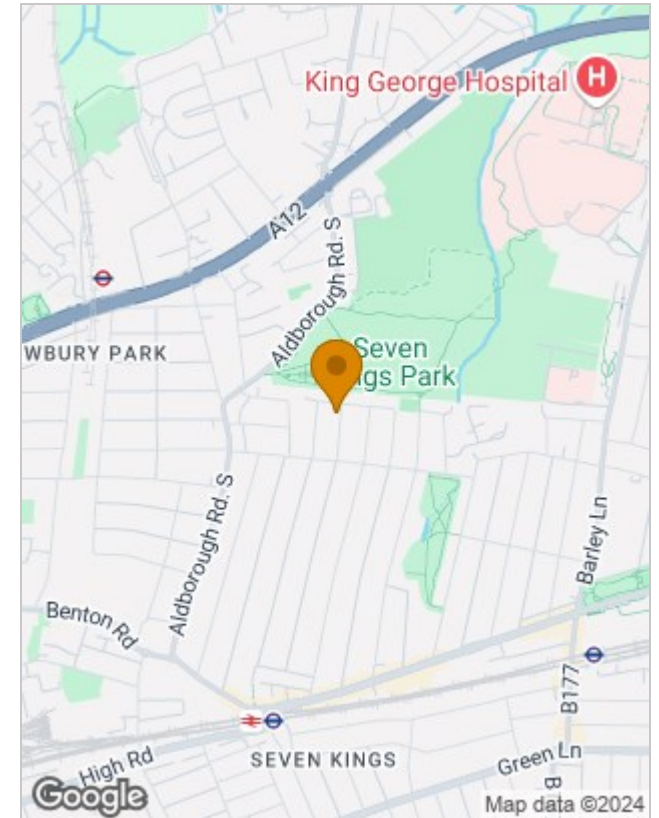




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.