



Saxon Road

, Ilford, IG1 2PB

Guide Price £425,000

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GUIDE PRICE £425,000 - £450,000

SANDRA DAVIDSON present to you this charming two-bedroom house located on Saxon Road in the heart of Ilford. This property boasts 2 reception rooms and 2 bathrooms, making it a perfect space for a small family or for those looking to invest in the bustling Ilford Lane area.

Situated in a prime location, this house offers great potential for first-time buyers or savvy investors looking to expand their property portfolio. The chain-free status of this property means you can move in quickly and easily, without any delays.

One of the standout features of this house is the potential it offers for extension. With the possibility to extend the ground floor and even add a loft conversion, the opportunities to customise and expand this property to suit your needs are endless.

ENTRANCE 12'7" x 3'5" (3.83m x 1.04m)
Entrance hall with fitted laminated flooring, light, decorative ceiling architraves and mouldings, carpeted stairs to first floor, doors to:

RECEPTION 9'10" x 12'6" (2.99m x 3.80m)
Double glazed bay window to front, radiator, ceiling rose with inset light, wall mounted lights, doors to:

RECEPTION ROOM 10'1" x 16'2" (3.07m x 4.94m)
Double glazed doors to rear, radiator, ceiling rose with inset light, wall mounted lights, doors to:

KITCHEN 11'9" x 12'10" (3.57m x 3.91m)
Double glazed window to rear and door to garden, fitted wall and base units with work surfaces, one and a half bowl white sink unit, gas hob and electric oven with extractor hood above, plumbing for washing machine, wood flooring, tiled splash back walls, central heating boiler

WC 6'3" x 3'1" (1.91m x 0.93m)
low level basin with wash basin

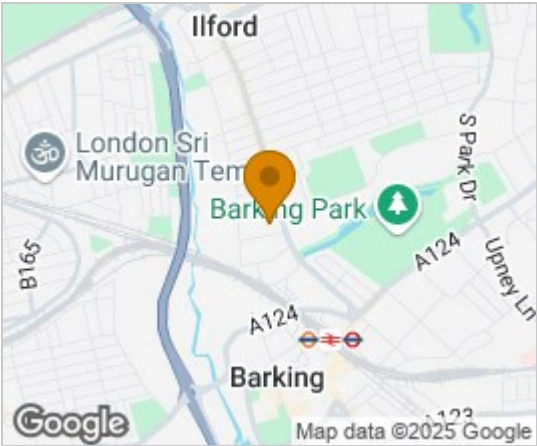
BEDROOM ONE 12'4" x 15'3" (3.76m x 4.65m)
Double glazed window to front, , fitted carpet, light, fitted cupboards, radiator

BEDROOM TWO 8'8" x 11'3" (2.65m x 3.42m)
Double glazed window to rear, fitted carpet, light, fitted cupboards, radiator

BATHROOM 6'8" x 6'9" (2.02m x 2.07m)
Suite comprising; bathtub, low level WC, hand wash basin inset to vanity unit, tiled walls, vinyl flooring, radiator, light, double glazed window to rear

EXTERIOR 35 (10.67m)
Measures approximately 35' with paved area to front remainder laid lawn with flower bed and shrub boarder

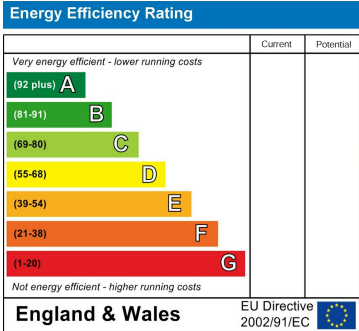
Area Map



Floor Plans



Energy Efficiency Graph



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