



**Wards Road**

, Ilford, IG2 7AZ

**Guide Price £550,000**

**Redbridge**

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GUIDE PRICE £550,000 to £575,000

Nestled on Wards Road in the vibrant area of Ilford, this charming house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the spacious garden, which provides a delightful outdoor retreat. Whether you wish to cultivate a garden, host summer barbecues, or simply enjoy some fresh air, this garden is sure to meet your needs.

Location is key, and this property does not disappoint. It is conveniently situated close to public transport, making commuting to central London and beyond a breeze. With local amenities, schools, and parks within easy reach, this home is perfectly positioned for a balanced lifestyle.

In summary, this three-bedroom house on Wards Road is a wonderful blend of comfort, convenience, and outdoor space, making it an ideal choice for those seeking a welcoming home in Ilford. Do not miss the chance to make this delightful property your own.



ENTRANCE

LOUNGE 26'7" x 10'7" (8.12m x 3.25m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

KITCHEN 8'9" x 6'6" (2.68m x 2.00m)  
Range of wall and base units. Electric cooker with extractor  
fan above. Built in oven. Plumbing for washing machine.

STAIRS TO FIRST FLOOR

BEDROOM ONE 12'2" x 9'4" (3.73m x 2.87m)  
Double glazed window to front. Wood style laminated flooring.  
Radiator.

BEDROOM TWO 12'1" x 9'11" (3.69m x 3.03m)  
Double-glazed window to r. Wood-style laminated flooring.  
Radiator.

BEDROOM THREE 7'4" x 6'2" (2.26m x 1.90m)  
Double glazed window to front. Wood laminated flooring.  
Radiator.

BATHROOM 6'2" x 6'3" (1.90m x 1.92m)  
Panelled bath, wash hand basin and low flush w.c.

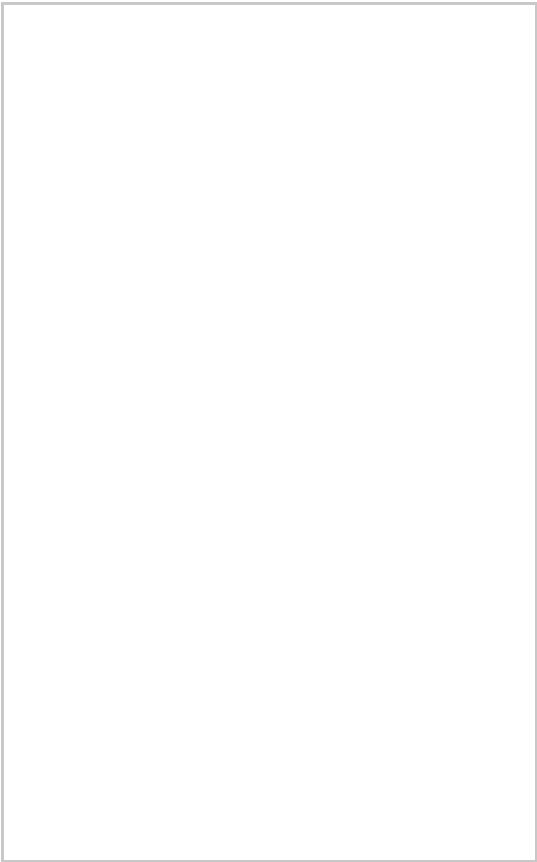
EXTERIOR 70' (21.34m)  
The rear garden is circa 70' in depth.  
Shared side access.

AGENTS NOTE  
No service or appliances have been tested by Sandra  
Davidson Estate Agents.

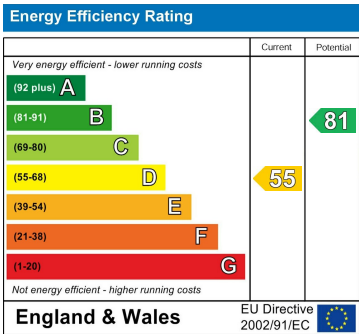
Area Map



Floor Plans



Energy Efficiency Graph



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