



Audley Gardens, Ilford, IG3 9LB

£640,000





Audley Gardens

Ilford, IG3 9LB

- EPC - TBC
- WALKING DISTANCE TO SEVEN KINGS STATION
- KITCHEN - DINER
- POTENTIAL TO BE EXTENDED TO THE GROUND FLOOR AND LOFT
- GREAT PLACE FOR PRIMARY AND SECONDARY SCHOOLS
- THREE BEDROOM HOUSE
- OFF STREET PARKING
- GREAT LIVING SPACE
- CLOSE TO LOCAL AMENITIES

Nestled in the desirable area of Audley Gardens, Ilford, this charming mid-terrace house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property offers ample space for a growing family. The inviting reception room provides a perfect setting for relaxation and entertaining, while the well-appointed bathroom ensures practicality for daily living.

One of the standout features of this home is the off-street parking, allowing for easy access and convenience. The property is also equipped with double-glazed windows and gas central heating, ensuring warmth and energy efficiency throughout the year.

Location is key, and this house does not disappoint. It is within walking distance to local schools, making it an ideal choice for families with children. Additionally, the Seven Kings Elizabeth Line station is nearby, providing excellent transport links for commuters. The local mosque is also conveniently close, catering to the community's needs.

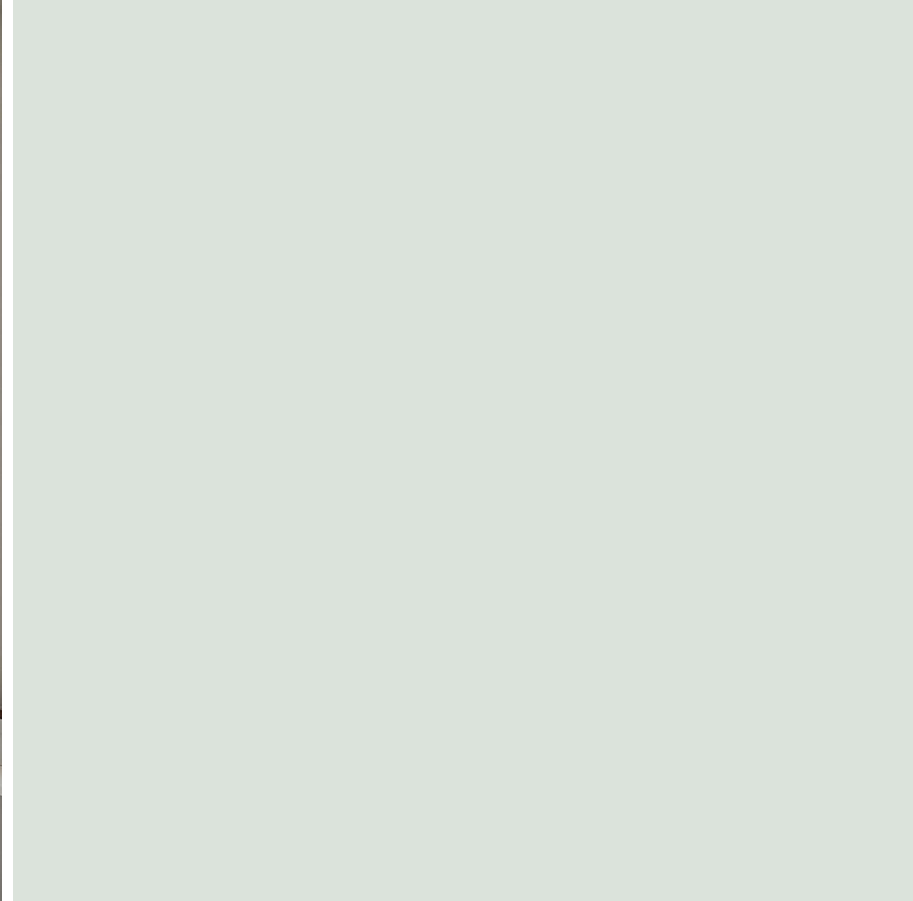
With its great living space and potential for extension, this property is a blank canvas for those looking to personalise their home. Whether you are a down sizing or seeking to upsize, this house in Audley Gardens is a wonderful opportunity not to be missed.



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ENTRANCE PORCH	
THROUGH LOUNGE	28'4" x 13'8" (8.66m x 4.18m)
LEAN TO/ GYM	
KITCHEN-DINER	24'5" x 10'0" (7.45m x 3.06m)
LEAN TO	11'2" x 5'6" (3.42m x 1.69m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	15'1" into bay x 11'2" (4.61m into bay x 3.42m)
BEDROOM TWO	12'11" x 12'11" max (3.96m x 3.94m max)
BEDROOM THREE	8'8" x 8'5" (2.65m x 2.58m)
BATHROOM	9'4" x 6'11" (2.85m x 2.11m)
EXTERIOR	
AGENTS NOTE	



[Directions](#)

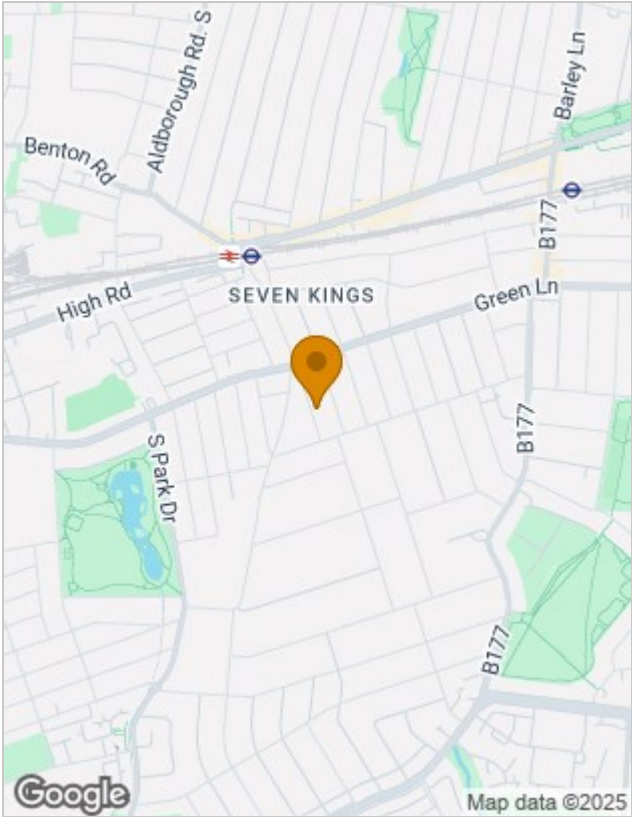




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.