



Gordon Road, Ilford, IG1 1SN

Offers In Excess Of £600,000









# Gordon Road

Ilford, IG1 1SN

- EPC RATING TBC
- Two reception rooms
- Kitchen
- Off street parking
- Four bedrooms
- Two bathrooms
- Study room

Nestled in the heart of Ilford on the sought-after Gordon Road, this charming terraced house presents an excellent opportunity for families and professionals alike. With four well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertainment, or a home office.

The house boasts two modern bathrooms, ensuring convenience for busy households. The layout is thoughtfully designed to maximise both space and functionality, making it an ideal choice for those seeking a blend of comfort and practicality.

Additionally, the property features parking for two vehicles, a valuable asset in this bustling area. The location is well-connected, with local amenities, schools, and transport links within easy reach, making daily life both convenient and enjoyable.

This delightful home on Gordon Road is a perfect canvas for creating lasting memories. Whether you are looking to settle down or invest, this property is sure to impress. Do not miss the chance to make this lovely house your new home.



ENTRANCE	
RECEPTION ONE	14'2" x 12'2" (4.34m x 3.73m)
RECEPTION TWO	13'10" x 12'1" (4.24m x 3.70m)
SHOWER ROOM	8'5" x 3'9" (2.57m x 1.15m)
KITCHEN	15'1" x 8'5" (4.60m x 2.57m)
LEAN TO	15'4" x 7'7" (4.69m x 2.33m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	12'2" x 11'5" (3.73m x 3.50m)
BEDROOM TWO	12'3" x 11'5" (3.74m x 3.50)
BEDROOM THREE	9'0" x 8'5" (2.75m x 2.58m)
BATHROOM	8'10" x 8'5" (2.70m x 2.58m)
STAIRS TO SECOND FLOOR	
BEDROOM FOUR	18'10" x 10'2" (5.75m x 3.11m)



STUDY ROOM  
EXTERIOR  
AGENTS NOTE

8'2" x 7'10" (2.50m x 2.40m)  
47' (14.33m)

Directions

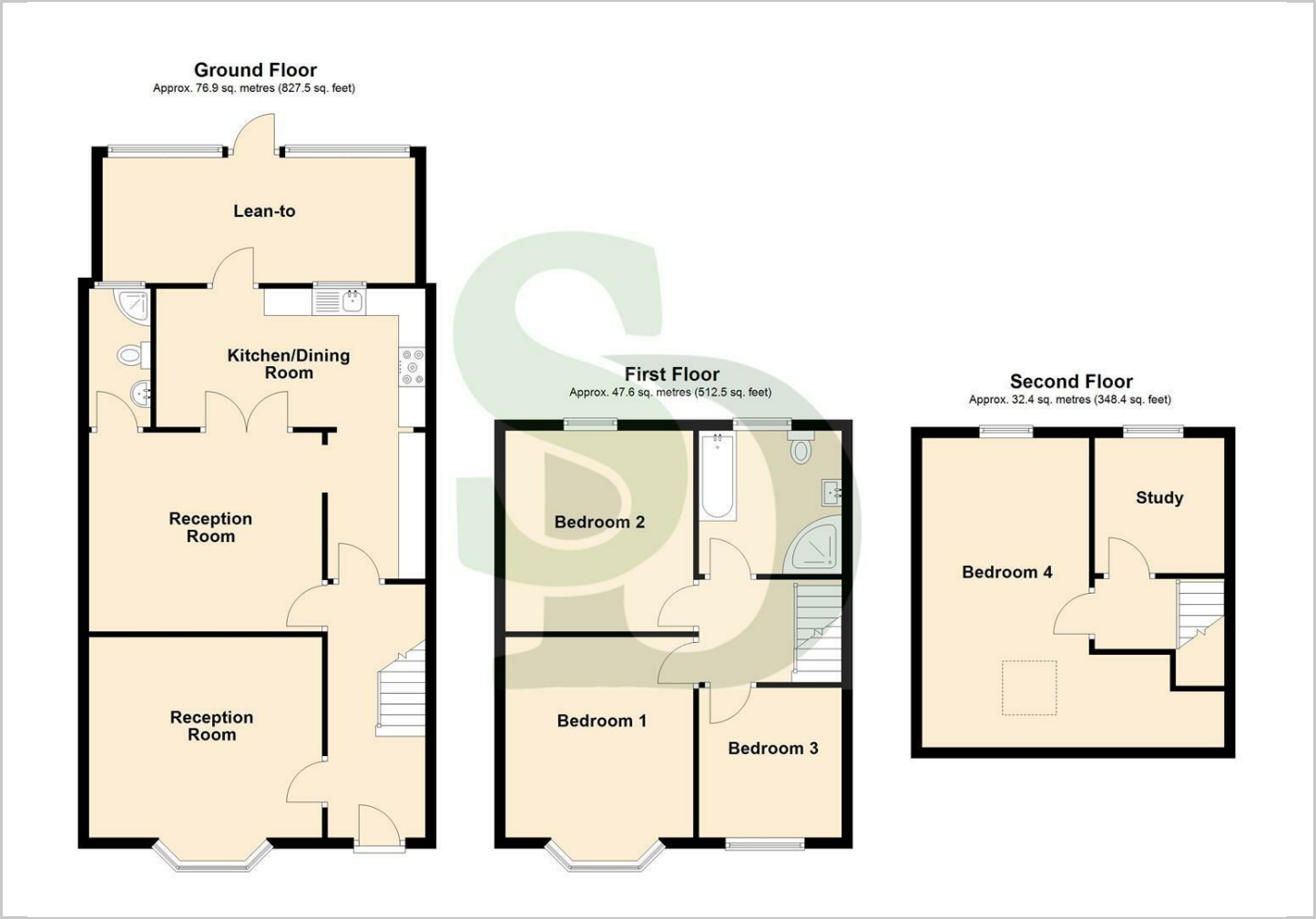








Floor Plans



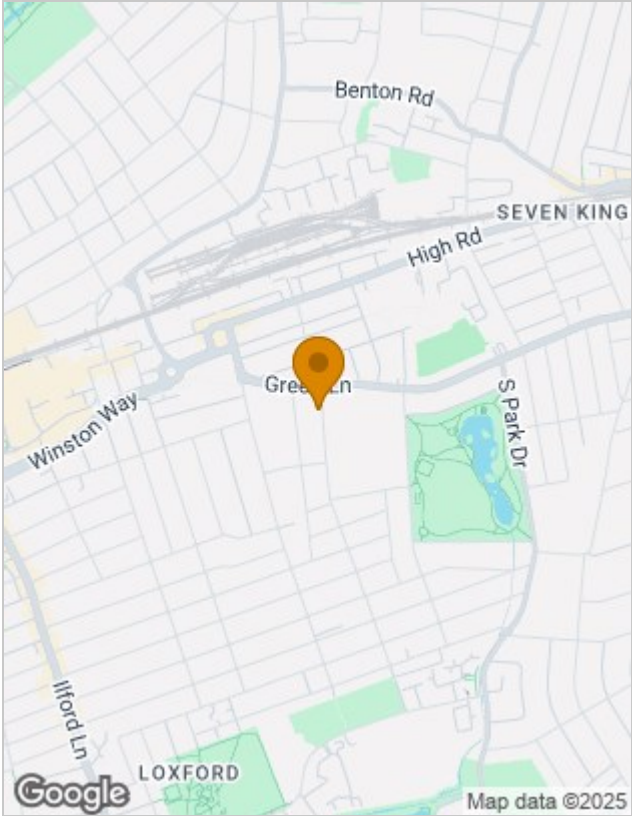
Viewing

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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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC