



Breamore Road, Ilford, IG3 9NB

Offers In Excess Of £550,000









# Breamore Road

Ilford, IG3 9NB

Local Authority: Redbridge

Tax Band: D

- EPC RATING - E
- Two reception rooms
- Two bathrooms
- CHAIN FREE
- Five bedrooms
- Kitchen
- Close to Elizabeth Line

Nestled on the charming Breamore Road in the vibrant area of Seven Kings, this impressive house offers a perfect blend of space and comfort, ideal for families or those seeking a generous living environment. With five well-proportioned bedrooms, this property provides ample room for relaxation and privacy. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings with family, allowing for versatile use of space.

One of the standout features of this property is its proximity to the Elizabeth Line, providing excellent transport links for commuters and easy access to the wider London area. Additionally, the local amenities are within easy reach, offering a variety of shops, restaurants, and recreational facilities to enhance your lifestyle.

This property on Breamore Road is not just a house; it is a place where memories can be made. With its spacious interiors and prime location, it presents a wonderful opportunity for those looking to settle in a thriving community. Do not miss the chance to make this delightful house your new home.

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## ENTRANCE

**RECEPTION ONE** 13'2" x 12'11" (4.02m x 3.94m)  
Window to the front. Wood-style laminated flooring.

**RECEPTION TWO** 12'11" x 11'8" (3.96m x 3.58m)  
Window to the rear. Wooden flooring.

**KITCHEN** 9'4" x 8'1" (2.86m x 2.47m)  
Range of wall and base units. Freestanding cooker. Single bowl drainer sink unit.

**SHOWER ROOM** 7'4" x 4'9" (2.25m x 1.46m)  
Shower cubicle, wash hand basin and low flush w.c.

## STAIRS TO FIRST FLOOR

**BEDROOM ONE** 13'0" x 12'11" (3.98m x 3.94m)  
Window to front. Carpeted flooring.

**BEDROOM TWO** 13'0" x 12'11" (3.98m x 3.96m)  
Window to the rear. Carpeted flooring.







**BEDROOM THREE** 7'7" x 6'9" (2.33m x 2.06m)  
Window to the front. Carpeted flooring.

**BATHROOM** 9'4" x 6'9" (2.87m x 2.06m)  
Panelled bath, shower cubicle, wash hand basin and low flush w.c.

**STAIRS TO SECOND FLOOR**

**BEDROOM FOUR** 15'1" x 9'8" (4.61m x 2.97m)  
Window to rear. Carpeted flooring.

**BEDROOM FIVE** 9'9" x 6'5" (2.99m x 1.98m)  
Window to rear. Carpet flooring.

**EXTERIOR** 45' (13.72m)  
The rear garden is circa 45' in depth.











Floor Plans



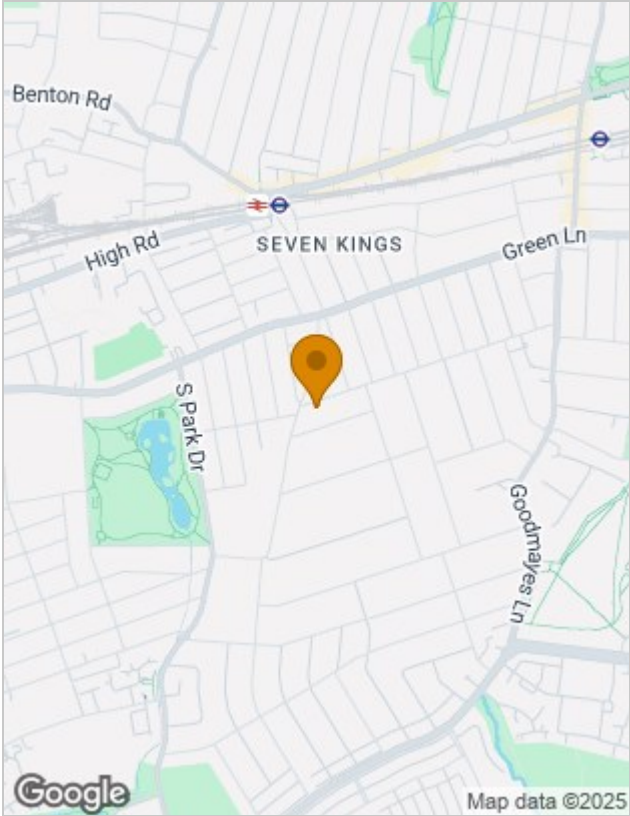
Viewing

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.

353 Green Lane, Seven Kings, Essex, IG3 9TH  
Tel: 020 8597 7372 Email: [sevenkings@sandradavidson.com](mailto:sevenkings@sandradavidson.com) <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

