



Leamington Gardens, Ilford, IG3 9TX

Guide Price £550,000





Leamington Gardens

Ilford, IG3 9TX

- EPC RATING C
- Two reception rooms
- Two bathrooms
- Three bedrooms
- Kitchen
- Off street parking

GUIDE PRICE-£550,000-£575,000

Nestled in the charming area of Leamington Gardens, Ilford, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property includes parking for two cars, a valuable feature in this bustling area. Additionally, the location is superbly connected, with public transport options just a short walk away, making commuting and exploring the wider region effortless.

This home is not just a place to live; it is a sanctuary that offers both comfort and accessibility. Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this property is certainly worth considering. Embrace the opportunity to make this lovely house your new home in Ilford.

Guide Price £550,000



ENTRANCE	
LOUNGE	13'9" x 12'5" (4.20m x 3.80m)
RECEPTION TWO	12'4" x 12'4" (3.78m x 3.76m)
KITCHEN	13'4" x 7'3" (4.08m x 2.23m)
BATHROOM	7'0" x 4'10" (2.14m x 1.49m)
LEAN TO	11'10" x 9'6" (3.61m x 2.91m)
STAIRS TO FIRST FLOOR	
BEDROOM ONE	13'0" x 12'11" (3.98m x 3.95m)
BEDROOM TWO	11'11" x 11'3" (3.65m x 3.45m)
BEDROOM THREE	9'0" x 6'9" (2.75m x 2.08m)
SHOWER ROOM	8'4" x 8'3" (2.56m x 2.52m)
EXTERIOR	42' (12.80m)
AGENTS NOTE	

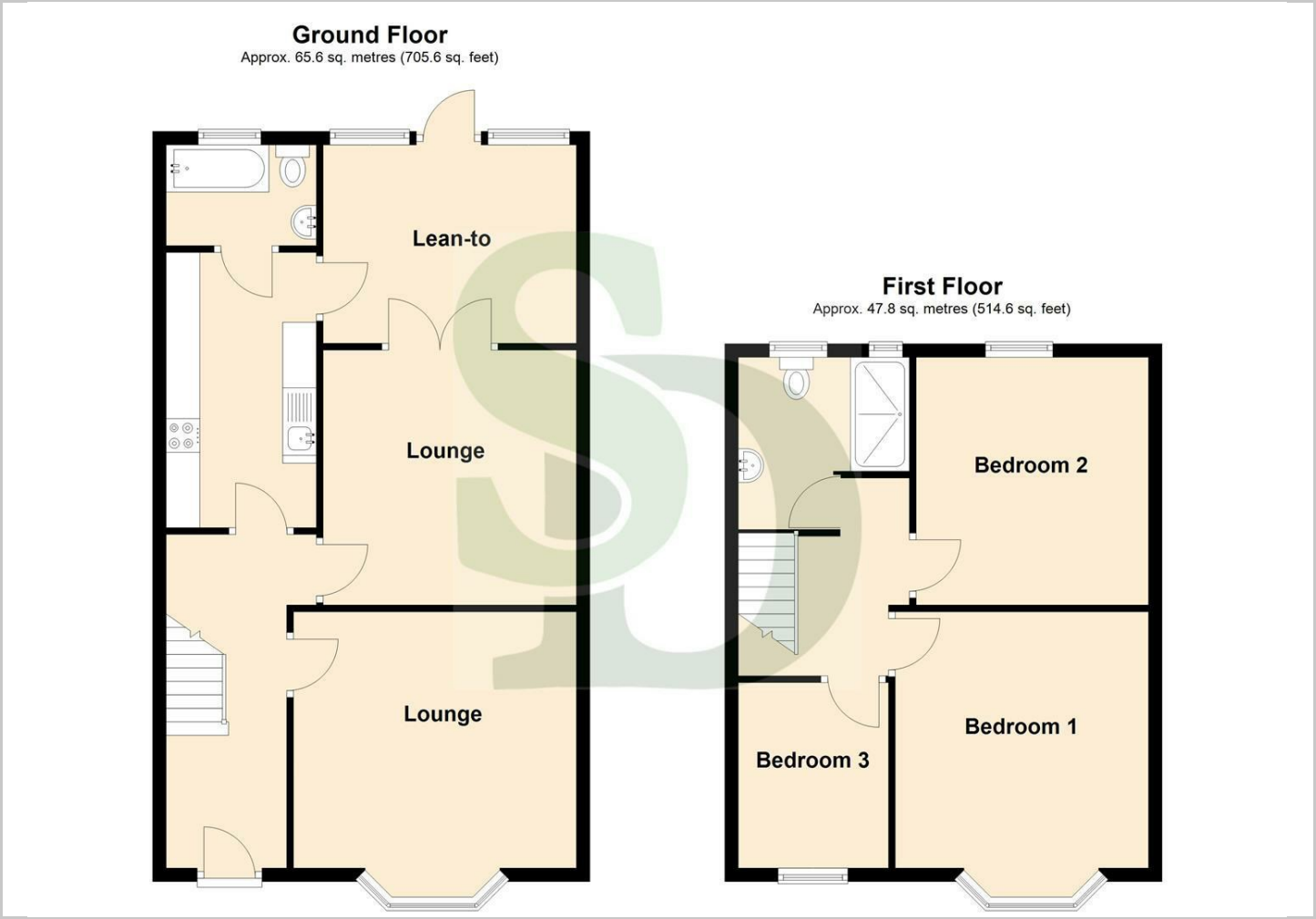


Directions





Floor Plans



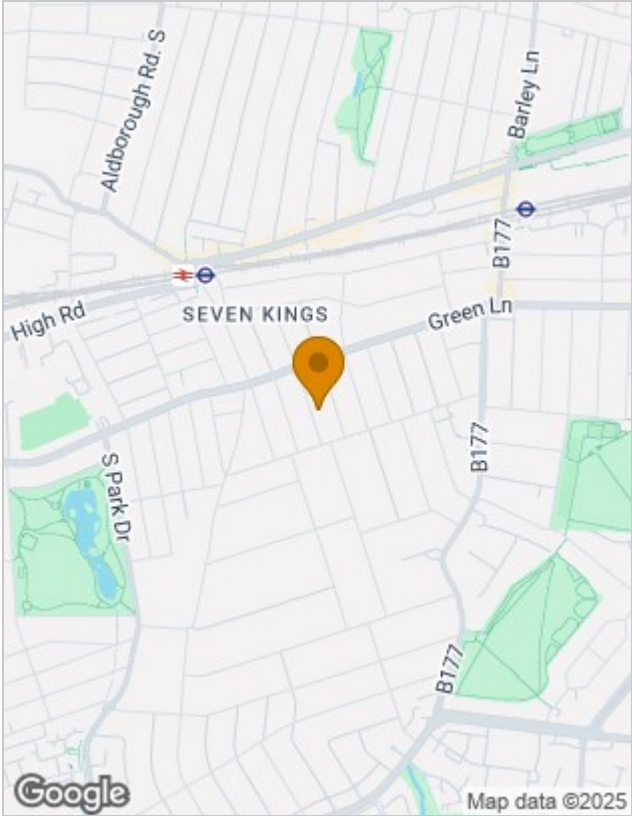
Viewing

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.

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

Location Map



Energy Performance Graph

