



Express Drive, Ilford, IG3 9QD

Offers In Excess Of £435,000





Express Drive

Ilford, IG3 9QD

- EPC - D
- FIRST FLOOR BATHROOM
- PARKING FOR TWO CARS
- GREAT LOCATION FOR SCHOOLS
- THREE BEDROOM HOUSE
- GARAGE
- WALKING DISTANCE TO GOODMAYES LANE

Nestled on Express Drive in the vibrant area of Ilford, this charming three-bedroom house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, the integral garage offers versatility; it can be seamlessly incorporated into the main living space, either as an extra room or to enhance the size of the existing reception area.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, catering to the needs of the household. With off-street parking available for up to two vehicles, this property ensures that parking is never a concern.

One of the standout features of this home is its potential for expansion. There is an opportunity to extend the rear of the property, allowing you to create your dream living space tailored to your needs.

Situated within walking distance to Goodmayes Station, commuting to central London and beyond is both easy and convenient. The location is also ideal for families, with several reputable schools nearby, making it a perfect choice for those with children.

In summary, this delightful house on Express Drive offers a blend of comfort, potential, and a prime location, making it a must-see for anyone looking to settle in Ilford.

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ENTRANCE PORCH

DINING ROOM 11'3" x 8'11" (3.43m x 2.74m)

RECEPTION ROOM 14'9" x 10'0" (4.50m x 3.05m)

KITCHEN 10'5" x 6'5" (3.20m x 1.98m)

LEAN TO 9'3" x 5'6" (2.84m x 1.68m)

STAIRS TO FIRST FLOOR

BEDROOM ONE 10'11" x 9'10" (3.35m x 3.00m)

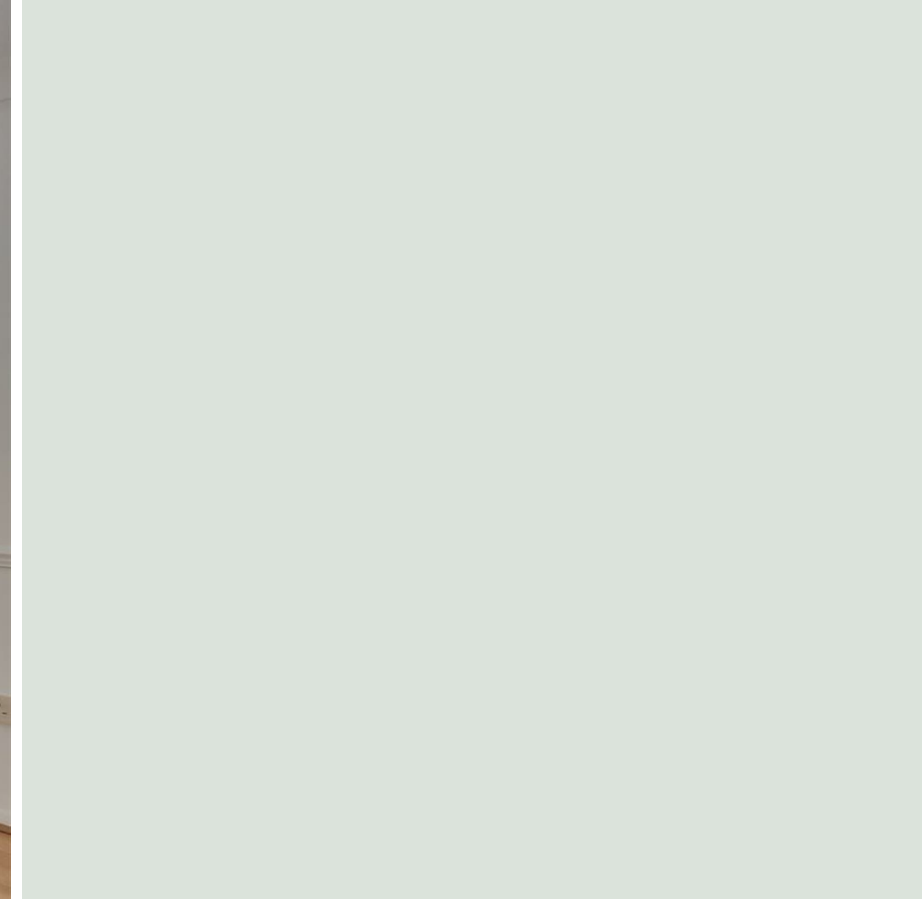
BEDROOM TWO 11'3" x 10'7" (3.43m x 3.25m)

BEDROOM THREE 7'4" x 6'11" (2.26m x 2.13m)

FIRST FLOOR BATHROOM 6'2" x 5'10" (1.90m x 1.80m)

GARAGE 16'11" x 7'8" (5.18m x 2.36m)

AGENTS NOTE



Directions





Floor Plans



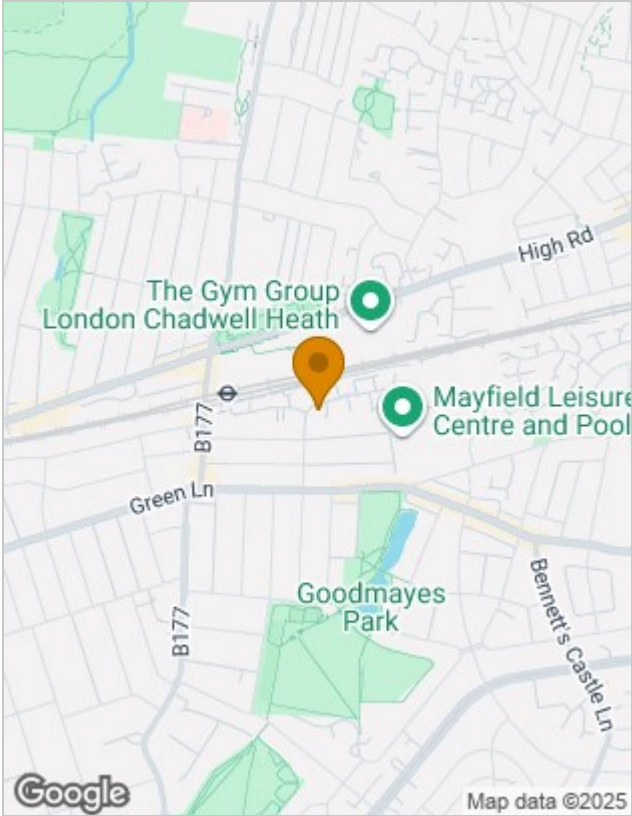
Viewing

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.

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Location Map



Energy Performance Graph

