



Hunter Road , Ilford, IG1 2NW

GUIDE PRICE £425,000 - £450,000

Nestled on the charming Hunter Road in Ilford, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout.

The kitchen area complements the living space, providing a functional area for meal preparation and family gatherings.

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Hunter Road

, Ilford, IG1 2NW



- EPC RATING TBC
- Lounge
- Garage
- End of terrace
- Kitchen
- Close to Ilford Town
- Two bedrooms
- Bathroom

ENTRANCE

LOUNGE

15'11" x 10'7" (4.87m x 3.24m)
Double glazed window to front.
Carpeted flooring. Radiator.

KITCHEN

15'3" x 10'5" (4.66m x 3.20m)
Range of wall and base units. Gas
cooker with extractor fan above.
Plumbing for washing machine and
dryer.

STAIRS TO FIRST FLOOR

BEDROOM ONE

15'11" x 10'7" (4.87m x 3.24m)
Double glazed window to front.
Carpeted flooring. Radiator.

BEDROOM TWO

10'6" x 8'9" (3.22m x 2.69m)
Double glazed window to rear.
Carpeted flooring. Radiator.

BATHROOM

7'1" x 6'1" (2.16m x 1.87m)
Panelled bath, wash hand basin and
low flush w.c.

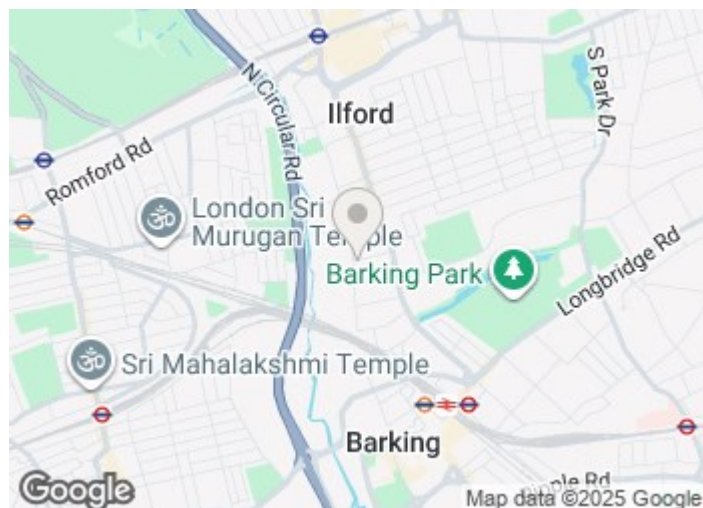
EXTERIOR

37' (11.28m)
The rear garden is circa 37' in
depth.

GARAGE

13'9" x 11'1" (4.21m x 3.39m)
Lighting and power points. Access
from the side road.

AGENTS NOTE



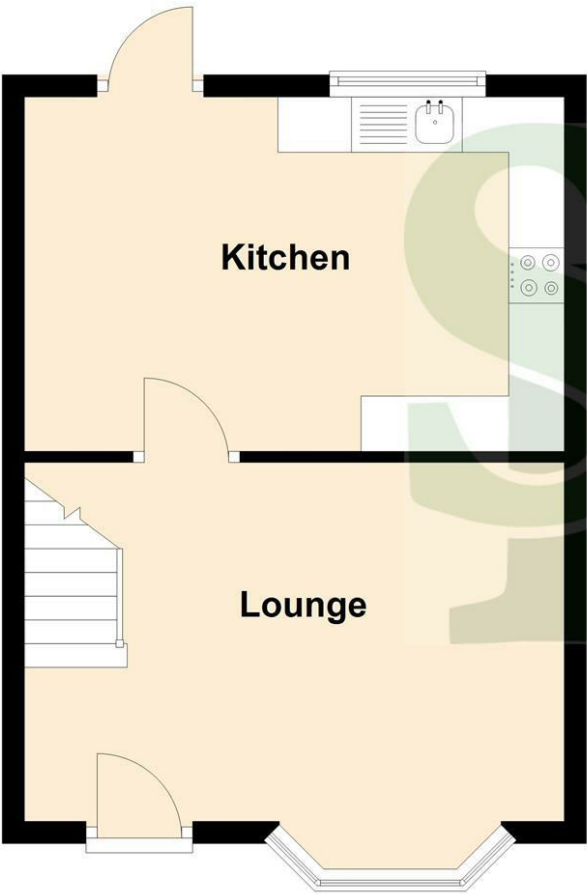
Redbridge Council



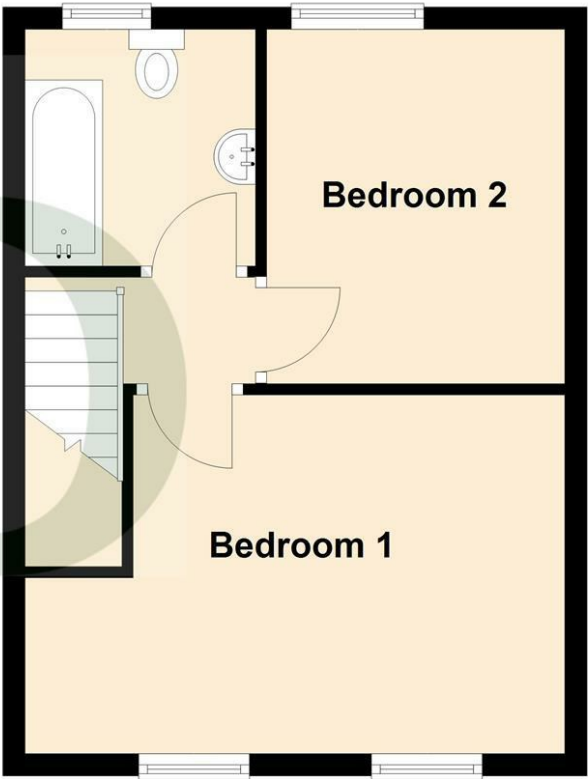


Floor Plan

Ground Floor
Approx. 32.1 sq. metres (345.6 sq. feet)



First Floor
Approx. 31.8 sq. metres (342.8 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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