

HUNTERS®

HERE TO GET *you* THERE



Hamilton Avenue

Ilford, IG6 1AB

£525,000

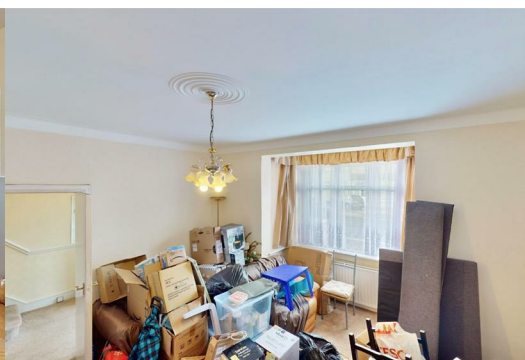


Welcome to Hamilton Avenue, Ilford - a charming location that could be the perfect setting for your new home! This delightful extended mid-terrace house, built in 1938, offers a generous 1,249 sq ft of living space.

As you step inside, you'll be greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, providing ample space for a growing family or accommodating guests.

One of the highlights of this property is the first-floor bathroom, ensuring convenience and privacy for all residents. Additionally, the ground floor features a convenient w.c., adding to the practicality of this lovely home.

Outside, you'll find both a front and rear garden, offering the opportunity to enjoy the outdoors right at your doorstep. Whether you have a green thumb or simply enjoy al fresco dining, these outdoor spaces are sure to delight.



Porch

Reception One 15'2 x 14'0 (4.62m x 4.27m)

Living Room 21'9 x 12'0 (6.63m x 3.66m)

Kitchen 14'5 x 7'4 (4.39m x 2.24m)

Bedroom One 15'4 x 11'11 (4.67m x 3.63m)

Bedroom Two 12'7 x 11'11 (3.84m x 3.63m)

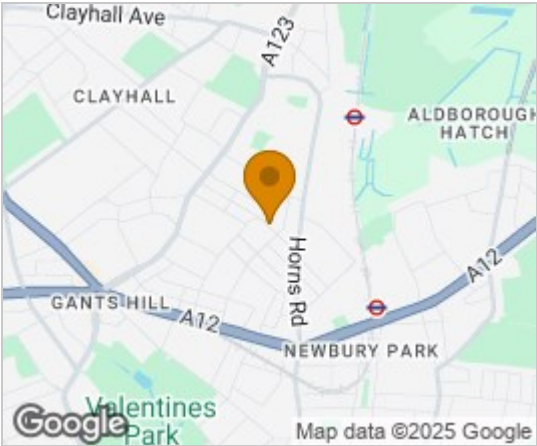
Bedroom Three 8'9 x 6'11 (2.67m x 2.11m)

Bathroom 6'11 x 6'5 (2.11m x 1.96m)

Ground Floor W.C

Garden approx 50 (approx 15.24m)

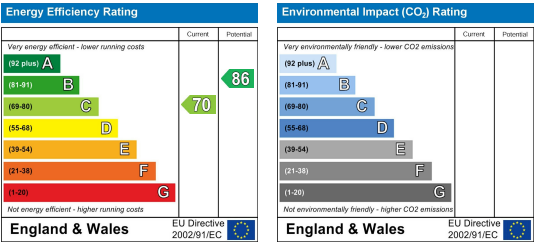
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.