



Church Road, , Ilford, IG2 7ES

- THREE BEDROOM
- FIRST FLOOR BATHROOM
- THROUGH LOUNGE
- REQUIRES UPDATING
- EASY ACCESS TO A12

- SEMI DETACHED HOUSE
- GARAGE
- SPACIOUS GARDEN
- POPULAR LOCATION
- CLOSE PROXIMITY TO NEWBURY PARK STATION

Asking Price £525,000



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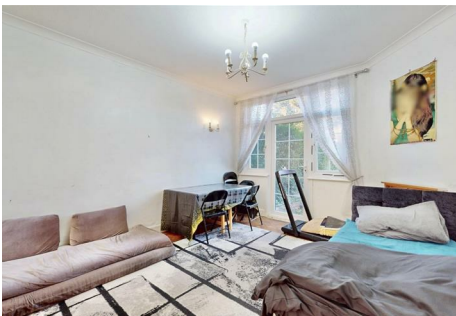
Nestled on the desirable Church Road in Ilford, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,175 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The spacious through lounge provides a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The first-floor bathroom is well-appointed, serving the three generously sized bedrooms, which are perfect for families or those seeking extra space for guests or a home office. The property also features a garage, providing additional storage or parking options, along with a front and back garden that offers a delightful outdoor space for gardening or enjoying the fresh air.

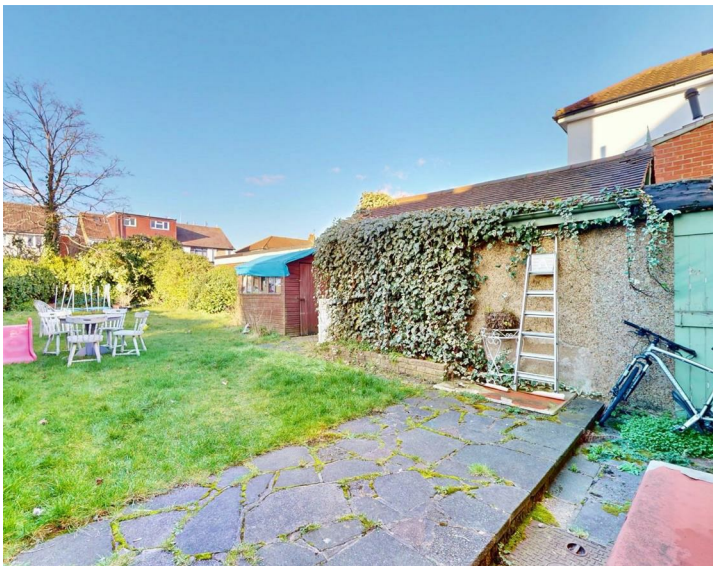
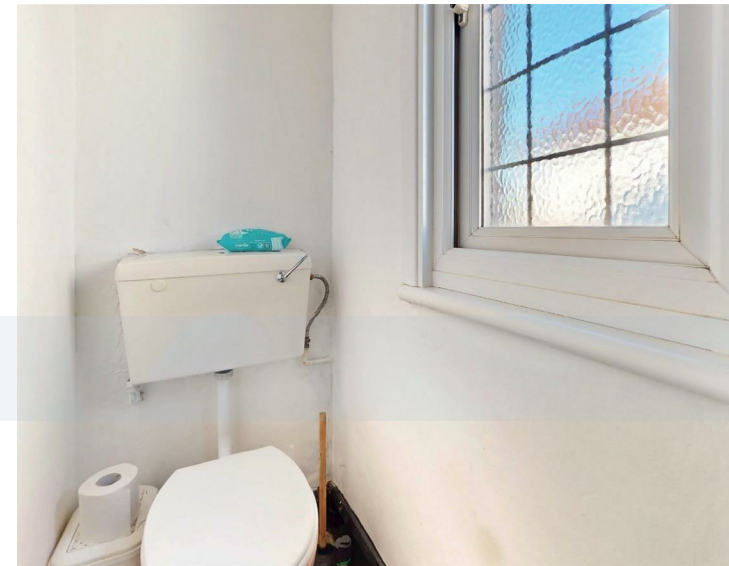
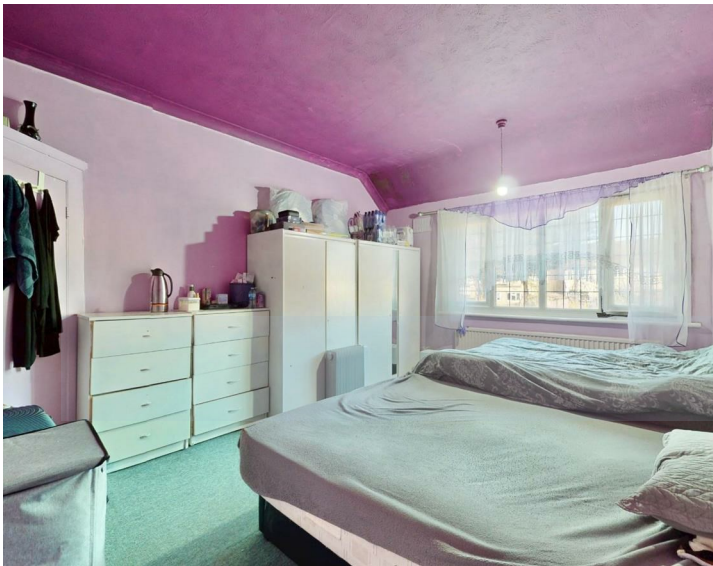


This home is chain-free, making it an attractive option for those looking to move in without delay. Its location is particularly appealing, with easy access to Newbury Park Station and the A12, ensuring excellent transport links for commuters and easy reach to local amenities.

In summary, this semi-detached house on Church Road is a wonderful opportunity for anyone seeking a spacious and well-located family home in a popular area of Ilford. Don't miss the chance to make this delightful property your own.



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Lounge
12'8 x 12'4

Dining room
14'9 x 12'4

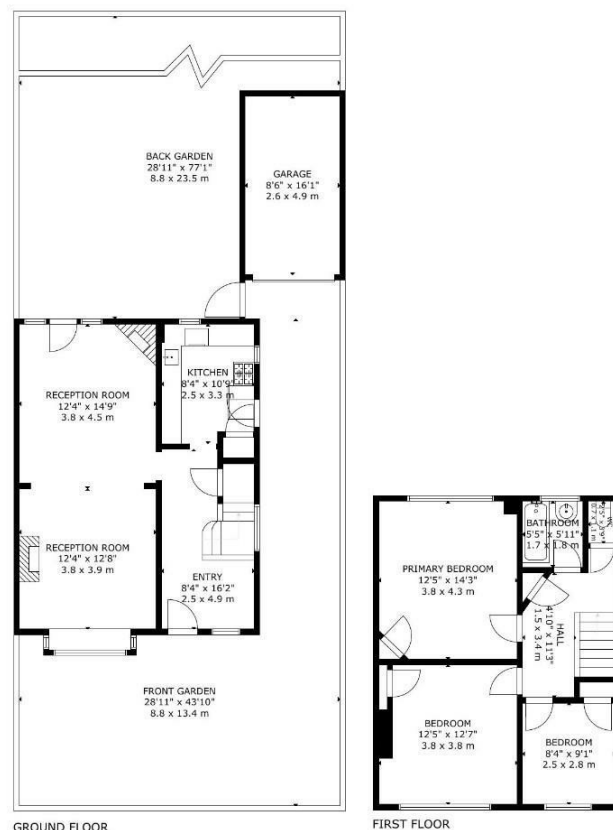
Kitchen
10'9 x 8'4

Bedroom One
14'3 x 12'5

Bedroom Two
12'5 x 12'7

Bedroom Three
9'1 x 8'4

Garden
77'



GROSS INTERNAL AREA
TOTAL: 109 m²/1,175 sq ft
GROUND FLOOR: 55 m²/594 sq ft, FIRST FLOOR: 54 m²/581 sq ft
EXCLUDED AREAS: BACK GARDEN: 205 m²/2,211 sq ft, FRONT GARDEN: 60 m²/650 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

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.

Viewings

Please contact chadwell.heath@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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