

# HUNTERS®

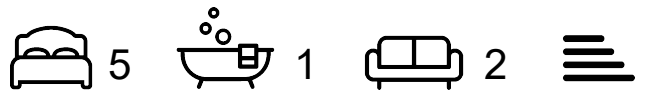
HERE TO GET *you* THERE



## Mortlake Road

Ilford, IG1 2TF

Offers In Excess Of £550,000



Nestled on the desirable Mortlake Road in Ilford, this charming five bedroom terraced house offers a perfect blend of comfort and practicality, making it an ideal family home or a promising investment opportunity. Spanning an impressive 1,183 square feet, the property boasts two well-appointed reception rooms that provide ample space for relaxation and entertaining. Located perfectly for OFSTED outstanding nearby schools such as Isaac Newton Academy and Loxford School.

The heart of the home is the extended kitchen, which is both spacious and well-presented, allowing for delightful culinary experiences. The first floor features a conveniently located bathroom, while an additional w.c. on the second floor enhances the property's functionality, catering to the needs of a busy household.

Outside, the property benefits from off-street parking for one vehicle, a valuable asset in this bustling area. The spacious garden room offers a tranquil retreat, perfect for enjoying the outdoors or hosting gatherings with family and friends.

With its generous living space and thoughtful layout, this property is not only a comfortable residence but also a sound investment in a sought-after location. Whether you are looking to settle down with your family or seeking a property with great rental potential, this home on Mortlake Road is sure to impress.



Living Room 16'8 x 13'5 (5.08m x 4.09m)  
Reception 13'11 x 9'8 (4.24m x 2.95m )  
Kitchen Diner 23'10 x 7'8 (7.26m x 2.34m )  
Bedroom One 13'7 x 10'7 (4.14m x 3.23m )  
Bedroom Two 11'6 x 10'3 (3.51m x 3.12m)  
Bedroom Three 7'1 x 6'0 (2.16m x 1.83m )  
First Floor Bathroom 6'4 x 6'1 (1.93m x 1.85m )  
Bedroom Four 11'10 x 8'3 (3.61m x 2.51m)  
Bedroom Five 8'9 x 7'11 (2.67m x 2.41m)  
Second Floor W.C  
Garden approx 40' (approx 12.19m)  
Garden Office 19'8 x 13'1 (5.99m x 3.99m)

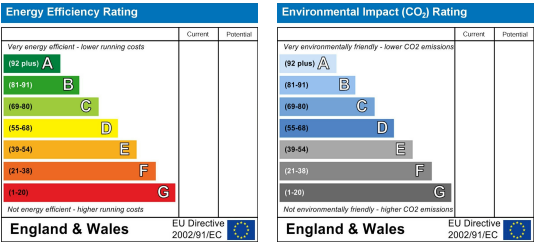
Area Map



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.