



Eastern Avenue, Ilford, IG2 6PF

Offers In Excess Of £535,000

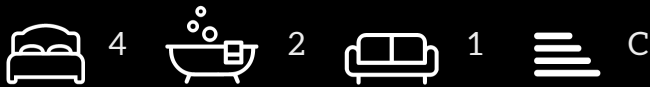
- Nestled In The Heart Of Newbury Park
- Extended Four Bedroom House
- Spacious Lounge/Dining Room
- Driveway Parking For Two Cars
- Offers in excess of £535,000
- Arranged Over Three Floors
- Main Bedroom With En Suite Shower Room
- Close To Local Amenities & Central Line Station

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Caplen Estates offers this remarkable opportunity for those seeking a comfortable and spacious residence in the desirable area of Newbury Park. This extended four-bedroom house is arranged over three floors, offering generous living space and a host of desirable features. Upon entering, you are greeted by a bright and welcoming entrance hallway that leads to a spacious lounge/dining room, perfect for entertaining.

Upstairs, on the first and second floors, you will find the four bedrooms, including the main bedroom with an en-suite shower room. Situated in a tranquil residential location, this property offers a peaceful retreat while being conveniently close to local amenities and the Central Line station, providing easy access to London and beyond.

Furthermore, it offers excellent transport links, with the A406 and M11 motorway just a short drive away. With beautiful parks and recreation grounds within walking distance, this family home has everything you need to enjoy a convenient and fulfilling lifestyle. Call our sales team to arrange.



Council Tax Band: D



Lounge/Diner
25'4" x 13'7"

Kitchen/Breakfast Room
11'11" x 7'4"

Bedroom 1
17'1" x 13'4"

Ensuite Shower Room
6'4" x 4'10"

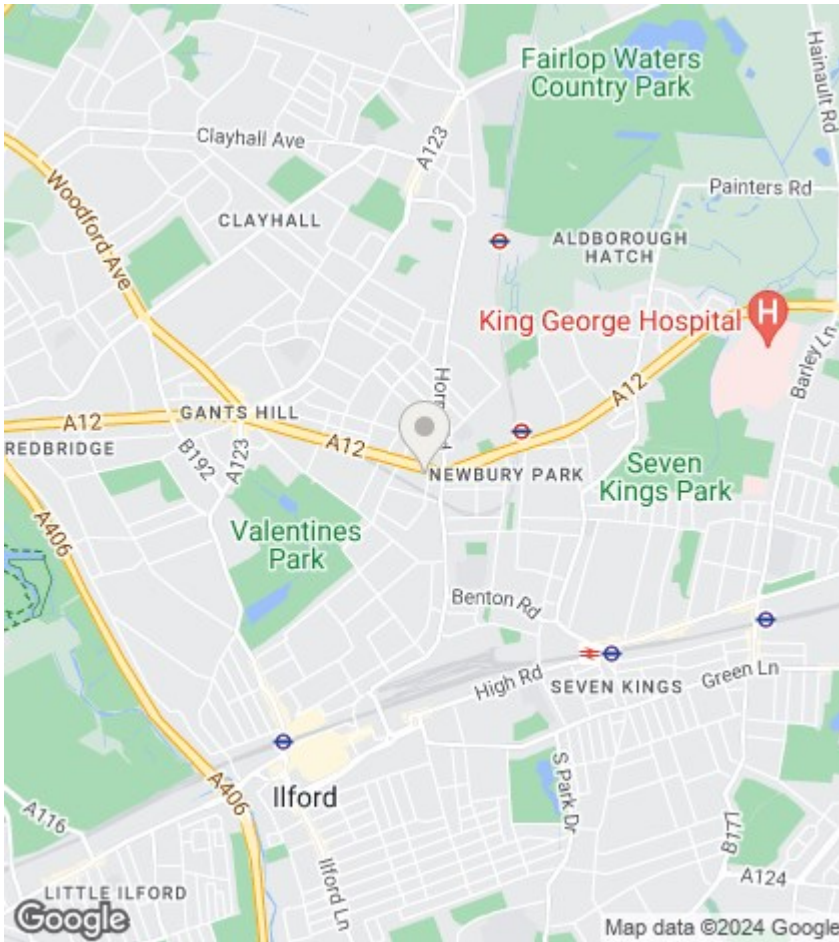
Bedroom 2
12'5" x 12'1"

Bedroom 3
12'1" x 11'7"

Bedroom 4
8'8" x 6'11"

Bathroom
6'4" x 5'0"

Separate WC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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	

EPC Rating

C

Council Tax Band

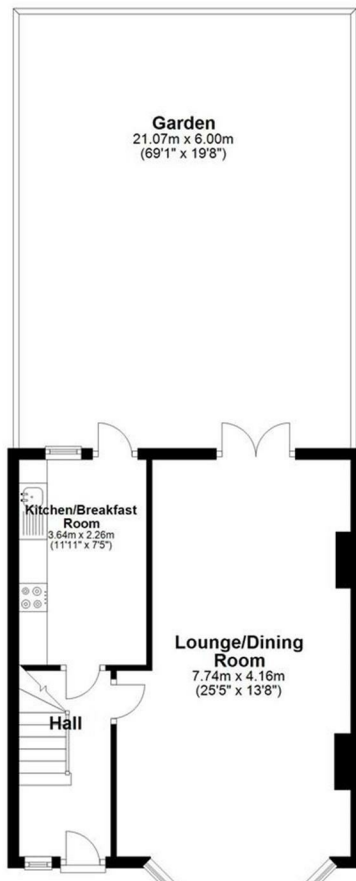
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Viewings

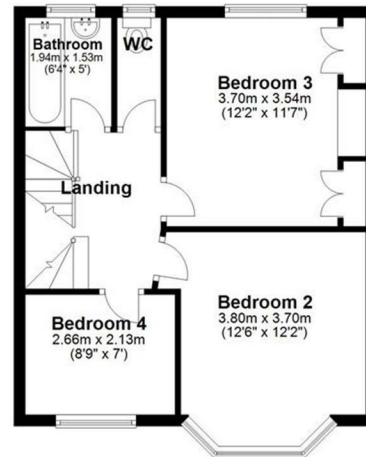
Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Ground Floor
Approx. 42.1 sq. metres (453.5 sq. feet)



First Floor
Approx. 43.0 sq. metres (462.9 sq. feet)



Second Floor
Approx. 25.1 sq. metres (269.8 sq. feet)

