



## Wycombe Road, Ilford, IG2 6UT

Guide Price £700,000 - £750,000

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- Extended 'L' Shaped Kitchen/Dining Room
- Three Bathrooms
- Delightful South Facing Garden
- Five Bedroom Terraced Family Home
- Off Street Parking for Two Cars
- Downstairs Cloakroom/Shower Room
- Close to Gants Hill Underground Station, Shops, A12 and A406

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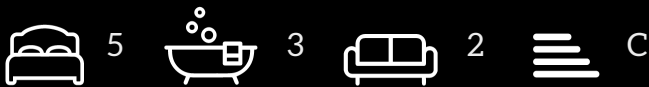
Guide Price £700,000 to £750,000

Caplen Estates welcomes to the market this fantastic extended five bedroom terraced house. There is a good sized reception room to the front of the property and an extended open-plan kitchen/dining room to the rear, offering plenty of living space for a family.

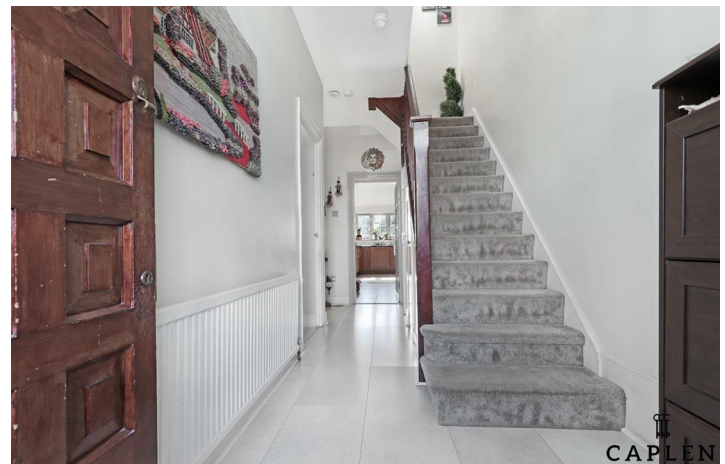
The house is located close to good transport links, local amenities and within good school catchment areas. The ground floor offers a cloakroom/shower room as well as access to a beautiful south facing garden.

On the first floor, there are three bedrooms and a family bathroom. The top floor offers two additional bedrooms as well as an ensuite shower room. The property also benefits from a new boiler with a 10 year Guarantee. The rear garden is laid to lawn with mature shrubs and space to the rear of the garden for a home office or summer house.

There is off-street parking for at least two cars to the front of the property. Given the position of the property, we do not anticipate this being available for long.



Council Tax Band: D



Living Room

4.62m x 3.99m (15'2" x 13'1")

Dining/Family Room

4.04m x 3.63m (13'3" x 11'11")

Kitchen/Breakfast Room

5.41m x 5.64m (17'9" x 18'6")

Downstairs Shower Room

2.39 x 0.74 (7'10" x 2'5")

Hallway

Porch

Bedroom One

4.72 x 3.56 (15'5" x 11'8")

Bedroom Two

4.02 x 3.56 (13'2" x 11'8")

Bedroom Three

3.28m x 4.55m (10'9" x 14'11")

Ensuite Shower Room

2.64m x 1.14m (8'8" x 3'9")

Bedroom Four

2.87m x 4.29m (9'5" x 14'1")

Bedroom Five

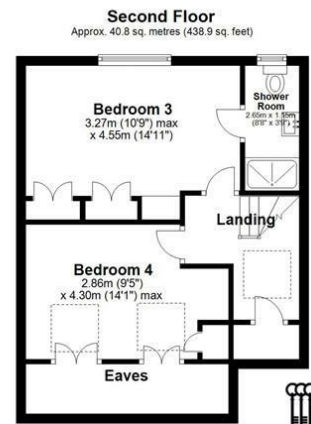
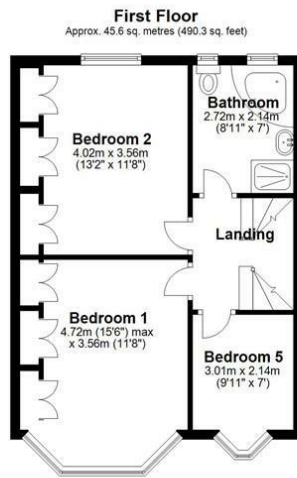
3.02m x 2.13m (9'11" x 7'0")

Main Bathroom

2.72 x 2.14 (8'11" x 7'0")

Garden

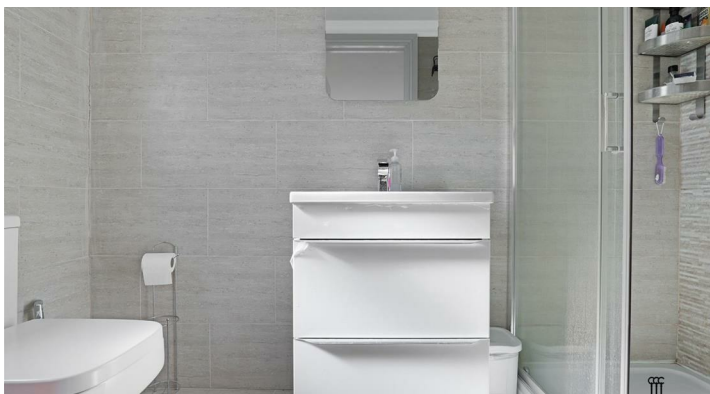
25.02m x 5.99m (82'1" x 19'8")

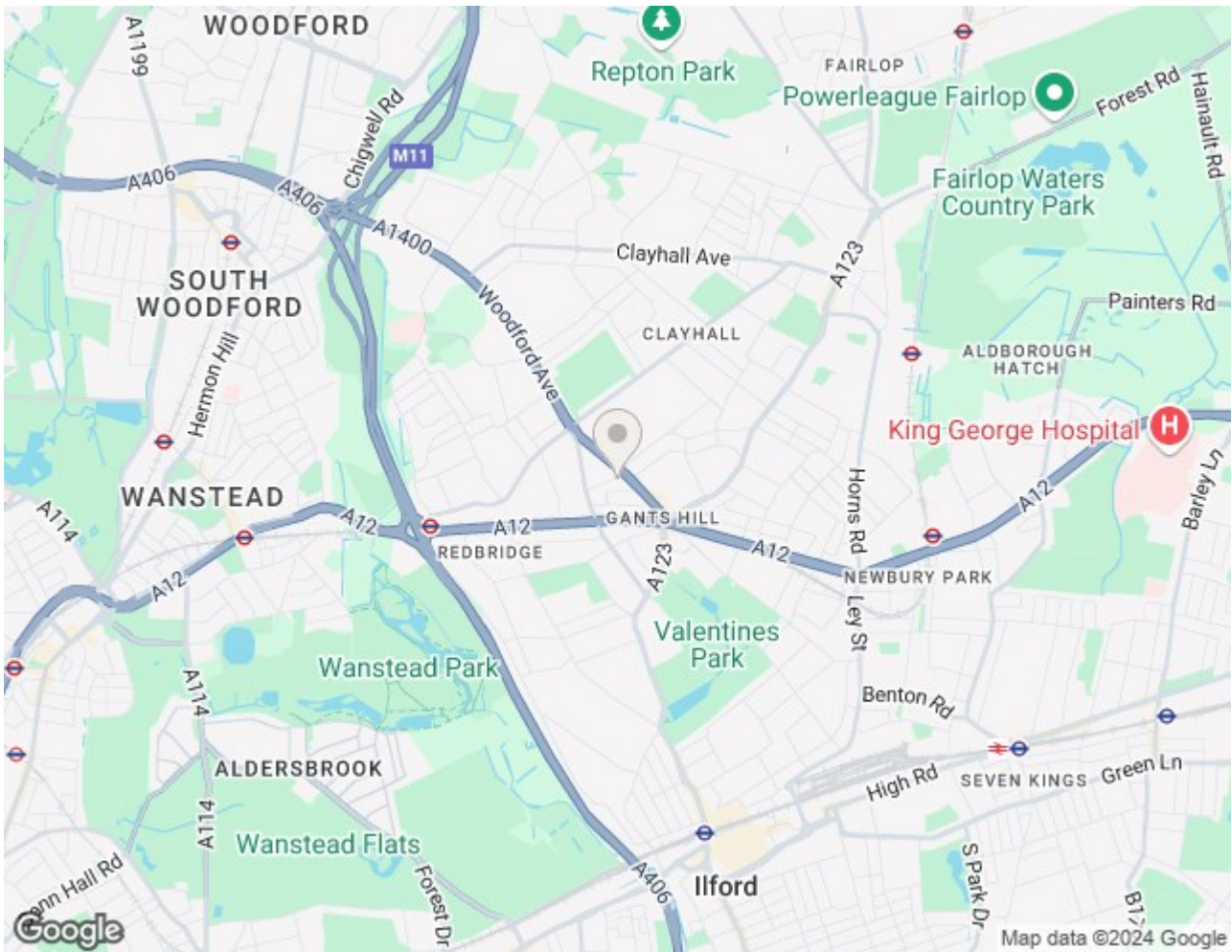


**CAPLEN**  
estates

Total area: approx. 151.0 sq. metres (1625.7 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

D

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.