



## The Crescent, Ilford, IG2 6JF

Guide Price £700,000

- Offered Chain Free
- Arranged over three floors
- Spacious lounge/dining room
- Guide Price £700,000-£750,000
- Four bedroom semi detached house
- Extended kitchen/breakfast room
- Main bedroom with fitted wardrobes & en suite shower
- Close to local amenities, central line station & school catchments

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Guide Price £700,000-£750,000

Nestled in the charming area of The Crescent, Ilford, this delightful house offers a perfect blend of space and comfort. Built in 1925, the property has retained its character while providing modern living across three well-appointed floors. Spanning an impressive 1,474 square feet, this home features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The property boasts four spacious bedrooms, providing ample accommodation for families or those seeking extra space for guests or a home office. With two well-designed bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

One of the standout features of this home is the large garden, a perfect sanctuary for outdoor activities, gardening, or simply enjoying the fresh air. The open-plan layout enhances the sense of space and light, creating a warm and welcoming atmosphere throughout the property.

With its prime location in Ilford, residents will benefit from local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-designed home.



Council Tax Band: E



Lounge/Dining Room  
7.97 x 3.71 (26'1" x 12'2")

Kitchen/Breakfast Room  
5.34 x 5.22 (17'6" x 17'1")

WC

Hallway

Bedroom One  
6.41 x 4.95 (21'0" x 16'2")

Ensuite Shower Room  
2.71 x 1.50 (8'10" x 4'11")

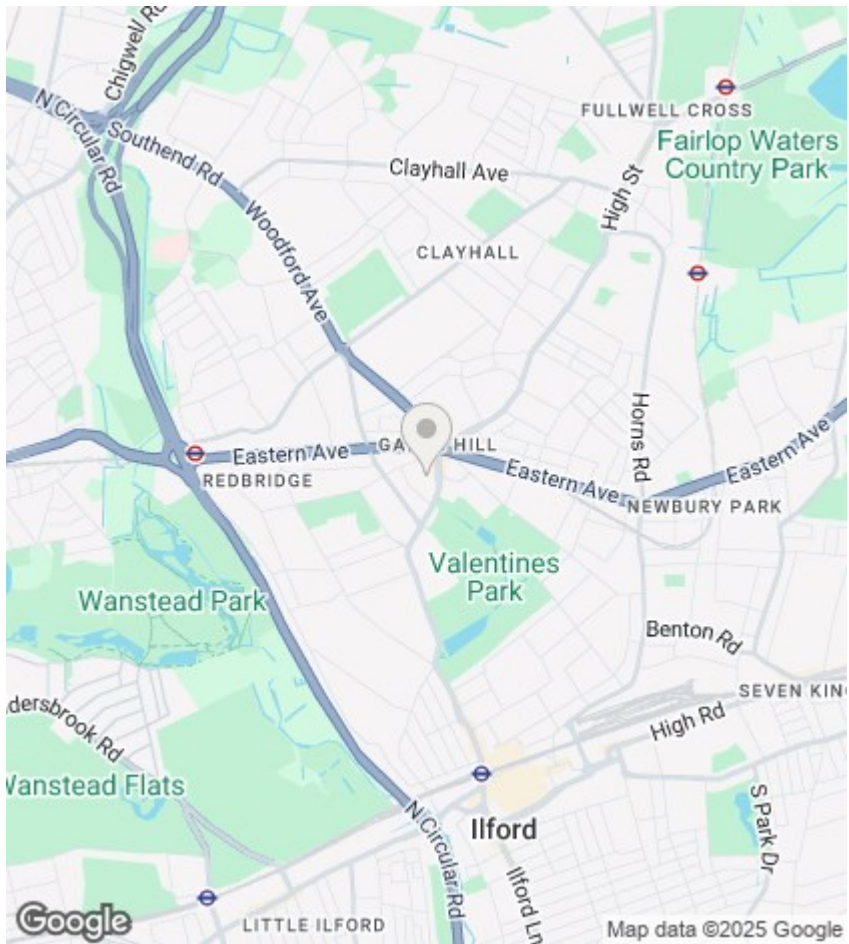
Bedroom Two  
4.52 x 3.71 (14'9" x 12'2")

Bedroom Three  
3.70 x 2.93 (12'1" x 9'7")

Bathroom  
2.42 x 1.65 (7'11" x 5'4")

Bedroom Four  
3.43 x 2.70 (11'3" x 8'10")

Garden  
20.1 x 7.02 (65'11" x 23'0")



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</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<br>2002/91/EC |           |

EPC Rating

D

Council Tax Band

E

Viewings

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

