



BRANCASTER ROAD, ILFORD, IG2

ILFORD, IG2 7EP

£2,500

Nestled on Brancaster Road, Ilford, this charming four-bedroom terraced house combines space, comfort, and convenience. Spread over three floors, it features two inviting reception rooms, a modern kitchen, and two bathrooms. Each bedroom is generously sized, offering room for relaxation and personalisation.

The private garden provides an ideal outdoor space for entertaining or simply unwinding. Located close to local amenities, schools, and transport links, this home offers both practicality and a welcoming community feel.

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Approx Gross Internal Area = 139.6 sq m / 1503 sq ft

Restricted Head Height = 7.1 sq m / 76 sq ft

Shed = 7.4 sq m / 80 sq ft

Total = 154.1 sq m / 1659 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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