



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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



william rose
Headley Drive, IG2

Approximate Gross Internal Floor Area : 138.46 sq m / 1490 sq ft
Garage/ Shed : 33.15 sq m / 357 sq ft

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 28/6/2024



64 Headley Drive, Ilford, IG2 6LX

Guide Price £700,000

- 3 bedroom house
- Double garage
- Reception hall
- Side access
- Ground floor shower room
- Large corner plot
- Extended
- Popular road
- Large frontage
- Good size family house

64 Headley Drive, Ilford IG2 6LX

This 3 bedroom end of terraced house is located in a popular residential road in Gants Hill. The property has been extended to the rear and offers an attractive garden and double garage to the rear.



Council Tax Band: E



Nestled in the highly sought-after Gants Hill area, this impressive three-bedroom end-of-terrace house occupies a spacious corner plot. The property has been thoughtfully extended at the rear, resulting in a larger kitchen area ideal for both breakfast and dining. The ground floor also features a generous reception hall, a front reception room, an additional rear reception room, a porch, and a convenient ground floor shower room. The first floor comprises good size bedrooms, perfect for a growing family, along with a family shower room and a separate WC. The exterior offers excellent space with a large frontage, side access, and a rear garden that includes a patio area leading to a double garage.

imply that they are necessarily in working order or fit for the purpose.

This fantastic home is located on a pleasant street, close to a variety of local amenities such as supermarkets, pharmacies, bars, restaurants, and coffee shops. Gants Hill Central Line station is conveniently nearby, providing quick access to Stratford in 10 minutes and Liverpool Street in 20 minutes.

For those who appreciate outdoor spaces, the award-winning Valentines Park is just a short walk away. This beautiful park features attractive gardens and waterways and offers numerous activities, including Ilford Cricket Club, football pitches, basketball courts, and children's play areas. The property is also within the catchment area of several well-regarded local schools, making it an excellent choice for families.

E.P.C Rating: D

Council Tax: Band: (Redbridge Council Borough E)
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not